



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 09:12:43
Page 1

Assessment Data					Primary Image																																																	
Account 660003709 Parcel ID 000000-00-0-00630-001-0015 Cadastral ID 05-21-15-03750 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 111744 FRITZ, RICHARD L & JUDITH E-TRUSTEES 4219 E 483 RD OWASSO OK 74055-0000 Parcel Location Situs 05615 S COVEY CT Subdivision QUAIL CREEK AMENDED Lot/Block 0015 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 15 / 5 Neighborhood 1107 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">03/30/2022 11:09</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0330\IMG_0024. 3/30/2022</p>																																																	
Legal Description Lot/Long: 36.32516415 -95.72822591																																																						
LOT 15 BLOCK 1 QUAIL CREEK AMENDED					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					2467/293	FRITZ, RICHARD L & JUDITH E	04/15/2015	0	4																																													
					2426/595	FREEMAN, CHAD E	09/17/2014	126,000	YES																																													
					2165/486	OWENS, ZACHARY GEORGE	03/31/2011	119,000	YES																																													
					1944/266	B.H.N.C. SERVICES LLC	04/02/2008	124,000	YES																																													
					1844/67	ACCREDITED HOME LENDERS-INC	02/06/2007	78,000	YES																																													
					1820/497	LEONARD, SHANE &	10/19/2006	0	10																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.538</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2015</td> <td>Land Value 55,051</td> <td>39,836</td> <td>11%</td> <td>4,382</td> <td>Assessed</td> <td>16,829</td> <td>1,826.59</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 113,150</td> <td>113,150</td> <td> </td> <td>12,447</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 168,201</td> <td>152,986</td> <td> </td> <td>16,829</td> <td>Total Taxable</td> <td>16,829</td> <td>1,827.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	2015	Land Value 55,051	39,836	11%	4,382	Assessed	16,829	1,826.59	Year Frozen	0	Improvements 113,150	113,150		12,447	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 168,201	152,986		16,829	Total Taxable	16,829	1,827.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660003709	FRITZ, RICHARD L &	7	167,576	0	16,027	1,740.00																																															
2024	2024-660003709	FRITZ, RICHARD L &	7	175,924	0	15,264	1,684.00																																															
2023	2023-660003709	FRITZ, RICHARD L &	7	132,397	0	14,537	1,570.00																																															
2022	2022-660003709	FRITZ, RICHARD L &	7	125,863	0	13,845	1,554.00																																															
2021	2021-660003709	FRITZ, RICHARD L &	7	130,020	0	14,302	1,588.00																																															
2020	2020-660003709	FRITZ, RICHARD L &	7	131,760	0	14,494	1,607.00																																															
2019	2019-660003709	FRITZ, RICHARD L &	7	125,925	0	13,852	1,537.00																																															
2018	2018-660003709	FRITZ, RICHARD L &	7	131,566	0	14,472	1,554.00																																															
2017	2017-660003709	FRITZ, RICHARD L &	7	130,578	0	14,364	1,556.00																																															
2016	2016-660003709	FRITZ, RICHARD L &	7	127,528	0	14,028	1,521.00																																															
2015	2015-660003709	FRITZ, RICHARD L &	7	125,731	0	13,830	1,508.00																																															
2014	2014-660003709	FRITZ, RICHARD L & JUDITH E	7	118,300	0	13,013	1,432.00																																															
2013	2013-660003709	FREEMAN, CHAD E	7	122,907	0	13,519	1,459.00																																															



Rogers

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Date 04/17/2026
Time 09:12:44
Page 2

Lot Data		Square-Foot - NBHD 1107 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	1				
Non-Ag Acres	1.2347				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0	0		
Method	Square-Foot				
Base Lot Value	53,785.00 x 1.02 = 55,051				
Factor Value					
Adjustments	1.0000				
Lot Value	55,051				
Residential Data					
Type	1 Single Family Residence				
Condition	3 - Average				
Quality	2.5 - Fair				
Architecture					
Style	100% One Story				
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Vinyl				
Base/Total Area	1,300 / 1,300				
Style	100% One Story				
HVAC	100% Warmed & Cooled Air				
Roof Cover	1 Composition Shingle				
Area on Slab	0				
Fixture/RghIn	7 /				
Bed/F/H Bath	2 / 1.5 /				
Basement Area					
Garage Type	672 Attached Garage - Unfinished				
Remodel	RMA -				
Year/Eff Age	1982 / 29				
Cost Approach					
Manual : 01/2025					
Base Cost	97.49	Total Misc Impr	+	0	
Roofing Adj	+ 4.36	Garage Cost	+	17,418	
Subfloor Adj	+ 1.15	Total RCN	=	175,446	
Heat/Cool Adj	+ 11.47	Depreciation (39%)	-	68,424	
Plumbing Adj	+ 7.09	Lump Sums	+	6,128	
Basement Adj	+ 0.00	RCNLD	=	113,150	
Adj Base Cost	= 121.56	Lot Value	+	55,051	
Total Area	x 1,300	Indicated Value	=	168,201	
Adjusted Cost	= 158,028	Value Per SqFt		129.39	
GRM Approach					
GRM Code					
Gross Rent	0.00				
Indicated Value					
Multiple Regression					
MRA Code	1 Test				
Adjusted R	0.8445				
Indicated Value	168,456	129.58	Per SqFt		
Direct Comparables					
Selection Model	A Adam Test				
Adjustment Model	1 2022 Residential				
Comparables	2				
Indicated Value	254,200	Per SqFt			
Value Reconciliation					
Selected Approach	Cost Approach				
Improvements	113,150				
Lot Value	55,051				
Indicated Value	168,201	129.39	Per SqFt		
Agland Value					
Site Improvements					
Total Value	168,201	129.39	Total Value Per SqFt		

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Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
WODO	Wood Deck - Open	153375	220		220	19.90	4,378
WODO	Wood Deck - Open	153376	8x8		64	27.35	1,750



Rogers

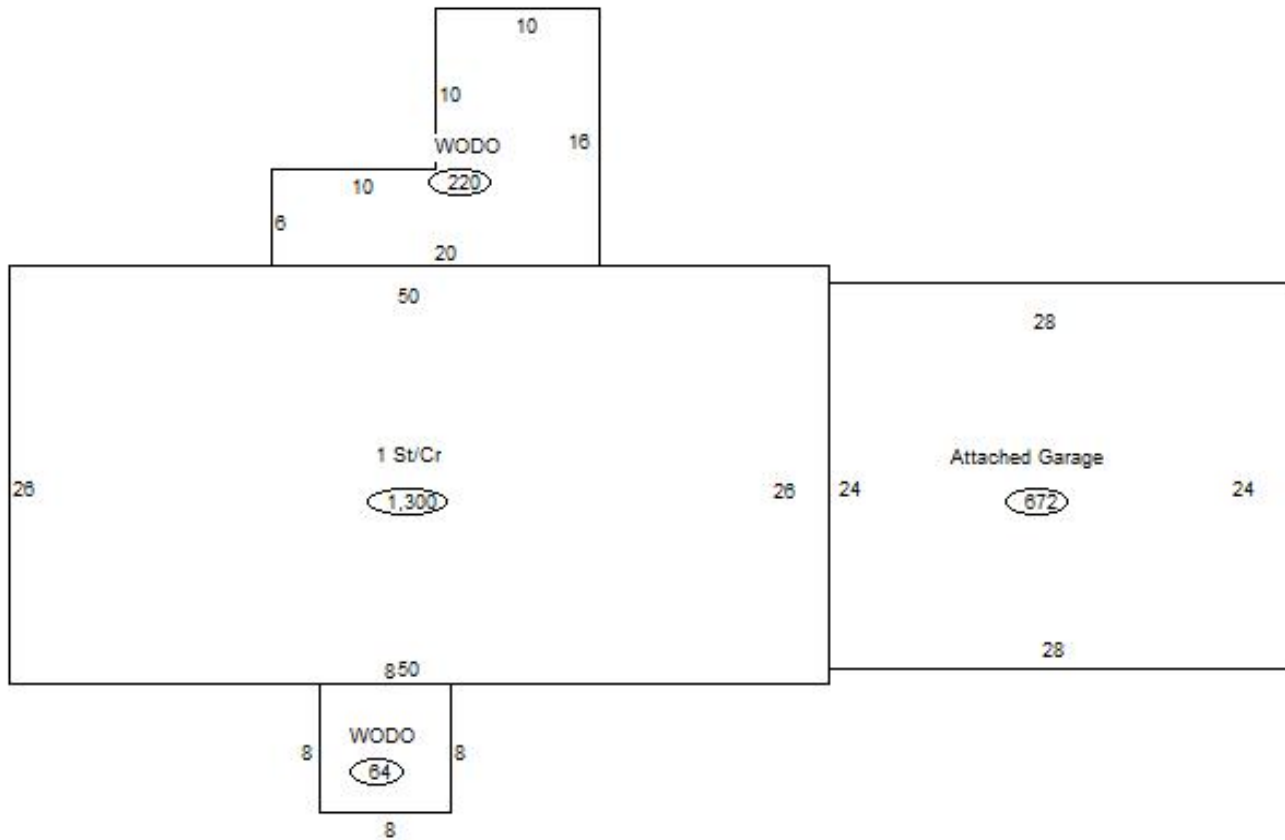
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Date 04/17/2026
 Time 09:12:44
 Page 3

Sketch Image

660003709



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,300	1.000	1,300
2	G	1		13	Attached Garage	672	1.000	672
3	M	WODO		13	WODO	220	1.000	220
4	M	WODO		13	WODO	64	1.000	64
Total Building Area						1,300		1,300



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Time 09:12:44
Page 4

660003709

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STF	12x16x0			192
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 192)		899			899	899