



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660004046 Parcel ID 000000-00-0-10772-001-0010 Cadastral ID 05-21-16-05970 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 342648 FREDRICKSON LIVING TRUST 818 W 24TH ST N CLAREMORE OK 74017-0000 Parcel Location Situs 00818 W 24TH ST N Subdivision SPRINGBROOK ESTATES I Lot/Block 0010 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-18\IMG_004 4/18/2023</p>														
Legal Description Lat/Long: 36.33246101 -95.61657907																			
LOT 10 BLOCK 1 SPRINGBROOK EST I					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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	FREDRICKSON, DENISE A	09/13/2023	0	4										
					2662/651	ALLEN, KAYLA MICHELLE &	09/22/2017	130,000	YES										
					2169/151	DAKE PROPERTIES INC	04/18/2011	117,000	YES										
					2154/257	BANK OF OKLAHOMA NA	01/06/2011	83,000	3										
					2131/270	CRUMBO, CHRIS D	09/29/2010	0	10										
					1541/840	LAIPPLE, VEDA FAE	11/12/2003	89,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2018	Land Value	44,510	39,812	11%	4,379	Assessed	18,051	1,668.45										
Year Frozen	2025	Improvements	138,959	124,290		13,672	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0	Total Value	183,469	164,102		18,051	Total Taxable	17,051	1,576.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660004046	FREDRICKSON LIVING TRUST			18	183,156	1000	17,051	1,576.00										
2024	2024-660004046	FREDRICKSON LIVING TRUST			18	209,968	0	17,525	1,620.00										
2023	2023-660004046	FREDRICKSON LIVING TRUST			18	173,174	0	16,691	1,529.00										
2022	2022-660004046	FREDRICKSON, DENISE A			18	161,344	0	15,896	1,471.00										
2021	2021-660004046	FREDRICKSON, DENISE A			18	137,631	0	15,139	1,337.00										
2020	2020-660004046	FREDRICKSON, DENISE A			18	136,637	0	14,994	1,373.00										
2019	2019-660004046	FREDRICKSON, DENISE A			18	129,819	0	14,280	1,323.00										
2018	2018-660004046	FREDRICKSON, DENISE A			18	133,347	0	14,668	1,355.00										
2017	2017-660004046	FREDRICKSON, DENISE A			18	132,260	0	14,549	1,335.00										
2016	2016-660004046	ALLEN, KAYLA MICHELLE &			18	128,757	0	14,163	1,327.00										
2015	2015-660004046	ALLEN, KAYLA MICHELLE &			18	126,107	0	13,872	1,249.00										
2014	2014-660004046	ALLEN, KAYLA MICHELLE &			18	127,156	0	13,734	1,274.00										
2013	2013-660004046	ALLEN, KAYLA MICHELLE &			18	119,386	0	13,080	1,197.00										



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	8000		
Non-Ag Acres	0.2044		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	8,902.00 x 5.00 = 44,510		
Factor Value			
Adjustments	1.0000		
Lot Value	44,510		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,348 / 1,348
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,348
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished 2 Stalls
Remodel	RMA -
Year/Eff Age	1997 / 18

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	168,707	125.15	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	6		
Indicated Value	179,730		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.24	Total Misc Impr	+ 2,248				
Roofing Adj	+ 4.53	Garage Cost	+ 12,931				
Subfloor Adj	+ -1.18	Total RCN	= 178,152				
Heat/Cool Adj	+ 11.47	Depreciation (22%)	- 39,193				
Plumbing Adj	+ 6.84	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 138,959				
Adj Base Cost	= 120.90	Lot Value	+ 44,510				
Total Area	x 1,348	Indicated Value	= 183,469				
Adjusted Cost	= 162,973	Value Per SqFt	136.10				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	138,959		
Lot Value	44,510		
Indicated Value	183,469	136.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	183,469	136.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	10291	8x5		40	24.14		966
PATO	SLAB PORCH - OPEN	10292	12x10		120	10.68		1,282



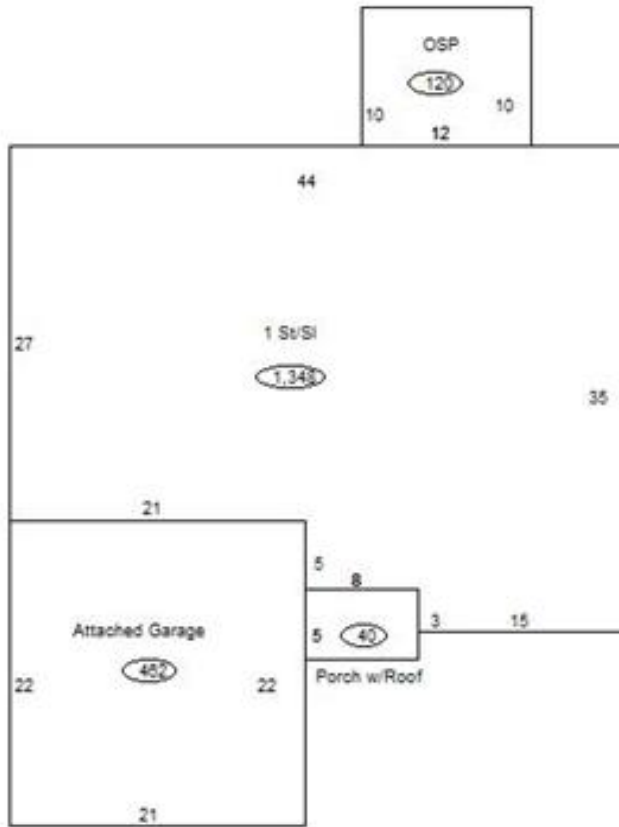
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,348	1.000	1,348
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						1,348		1,348



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				