



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660005437 <b>Parcel ID</b> 000000-00-0-00708-001-0010 <b>Cadastral ID</b> 06-21-15-06620 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 315408 FRAZIER, SCOTT A & MANDI S  19411 S 4079 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 19411 S 4079 RD <b>Subdivision</b> ROLLING MEADOWS PARK <b>Lot/Block</b> 0010 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 6 / 21 / 15 / 5 <b>Neighborhood</b> 1107 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0414\IMG_0074. 4/18/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.33061932 -95.74181403 LOT 10 BLOCK 1 ROLLING MEADOWS PARK																																																																																																																									
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Lot Data	Square-Foot - NBHD 1107 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 92347 <b>Non-Ag Acres</b> 2.2951 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 99,976.00 x .77 = 77,266 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 77,266		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0414\IMG_0074. 4/18/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	2,680 / 2,680
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,680
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	4 / 3.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	2004 / 17

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	87.36	<b>Total Misc Impr</b>	+ 35,520
<b>Roofing Adj</b>	+ 4.14	<b>Garage Cost</b>	+ 0
<b>Subfloor Adj</b>	+ -1.94	<b>Total RCN</b>	= 328,953
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 19%)</b>	- 62,501
<b>Plumbing Adj</b>	+ 7.29	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 266,452
<b>Adj Base Cost</b>	= 109.49	<b>Lot Value</b>	+ 77,266
<b>Total Area</b>	x 2,680	<b>Indicated Value</b>	= 343,718
<b>Adjusted Cost</b>	= 293,433	<b>Value Per SqFt</b>	128.25

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	1 Test
<b>Adusted R</b>	0.8445
<b>Indicated Value</b>	304,575 113.65 Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	1
<b>Indicated Value</b>	186,860 Per SqFt

Value Reconciliation	
<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	266,452
<b>Lot Value</b>	77,266
<b>Indicated Value</b>	343,718 128.25 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	53,615
<b>Total Value</b>	397,333 148.26 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	12935	25x8		200	26.30	5,260
PRCH	Slab Porch - Covered	12936	20x10		200	26.30	5,260
SV	SWIM VINYL		1		1	25,000.00	25,000



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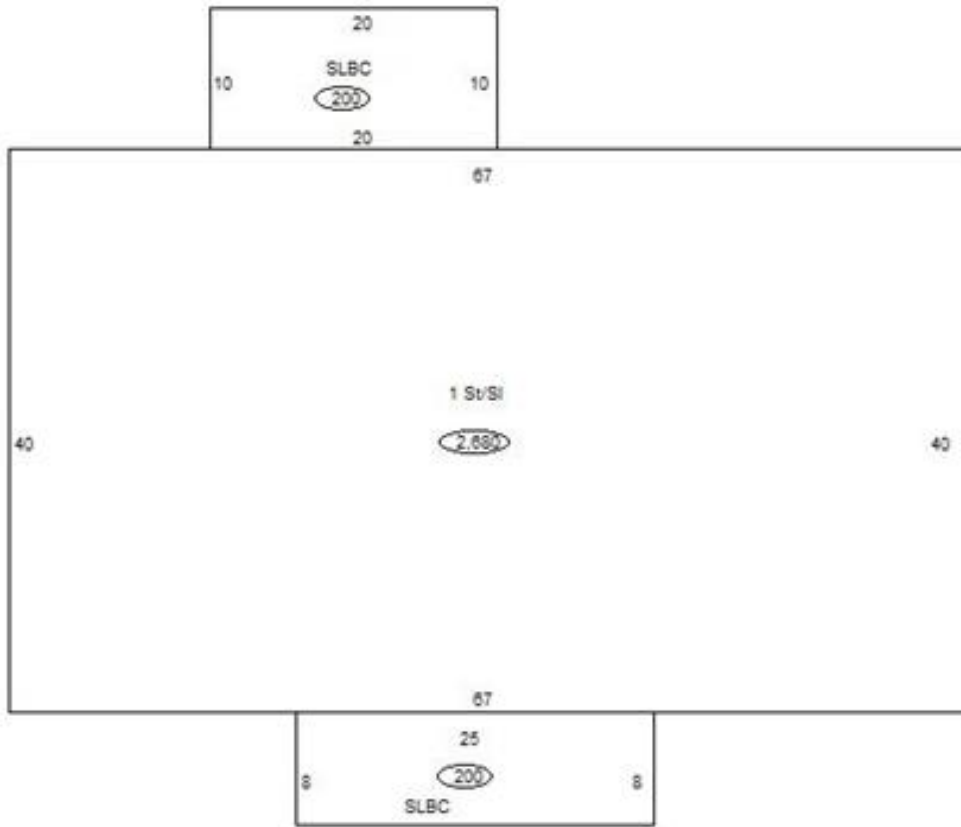
Date 04/17/2026

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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/SI	2,680	1.000	2,680
2	M	PRCH		13	SLBC	200	1.000	200
3	M	PRCH		13	SLBC	200	1.000	200
<b>Total Building Area</b>						2,680		2,680



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x60x0			1,800
	Qual 2	Cond 3	Year 2017	Eff Age 7		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (13% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (26.45 x 1,800) 47,610			47,610	6,189	41,421
	GRDT	GARAGE - DETACHED	0x0x0			624
	Qual 3	Cond 3	Year 2006	Eff Age 15		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (34% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (27.79 x 624) 17,341			17,341	5,896	11,445
	STF	STG FAIR	16x10x0			160
	Qual 2	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 160) 749			749		749