




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:23:23
Page 1

Assessment Data					Primary Image																																																														
Account	660005739																																																																		
Parcel ID	000000-00-0-00615-002-0007																																																																		
Cadastral ID	06-22-16-02130																																																																		
Property Type	REAL - Real Property																																																																		
Property Class	RRP	VI Area 1																																																																	
Tax Area	11 - SEQUOYAH/NW FIRE																																																																		
Name ID	45514																																																																		
BLAIR, FRANKIE D																																																																			
13073 S CEDAR ST CLAREMORE OK 74017-0000																																																																			
Parcel Location																																																																			
Situs	13073 S CEDAR ST																																																																		
Subdivision	PONDEROSA EXTENDED 2																																																																		
Lot/Block	0007 / 0002	Parcel Size 1 - Lots																																																																	
Sec/Twn/Rng	6 / 22 / 16 / 5																																																																		
Neighborhood	1085 - R-V04-NW SEQUOYAH																																																																		
School District	S006 - SEQUOYAH SCHOOLS																																																																		
Legal Description Lat/Long: 36.41949548 -95.65050736																																																																			
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																																																										
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LOT 7 BLOCK 2 PONDEROSA EXT. 2																																																																			
Exemptions																																																																			
Code	Type	Active	Maximum	Exemption	Sale History																																																														
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code																																																										
<table border="1"> <thead> <tr> <th colspan="2">Parcel Valuation</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>102.332</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Source</td> <td>REAL</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value</td> <td>39,359</td> <td>18,793</td> <td>11%</td> <td>2,067</td> <td>Assessed</td> <td>6,892</td> <td>705.27</td> </tr> <tr> <td>Year Frozen</td> <td>2005</td> <td>Improvements</td> <td>91,857</td> <td>43,860</td> <td></td> <td>4,825</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-88.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>131,216</td> <td>62,653</td> <td></td> <td>6,892</td> <td>Total Taxable</td> <td>5,892</td> <td>617.00</td> </tr> </tbody> </table>										Parcel Valuation		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax	Source	REAL								Remove Cap	0	Land Value	39,359	18,793	11%	2,067	Assessed	6,892	705.27	Year Frozen	2005	Improvements	91,857	43,860		4,825	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00	TIF Project ID	0	Total Value	131,216	62,653		6,892	Total Taxable	5,892	617.00
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TIF Project ID	0	Total Value	131,216	62,653		6,892	Total Taxable	5,892	617.00																																																										
Assessment History																																																																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																												
2025	2025-660005739	BLAIR, FRANKIE D	11	128,595	1000	5,891	617.00																																																												
2024	2024-660005739	BLAIR, FRANKIE D	11	134,217	1000	5,892	620.00																																																												
2023	2023-660005739	BLAIR, FRANKIE D	11	106,404	1000	5,892	632.00																																																												
2022	2022-660005739	BLAIR, FRANKIE D	11	108,190	1000	5,892	635.00																																																												
2021	2021-660005739	BLAIR, FRANKIE D	11	111,859	1000	5,892	614.00																																																												
2020	2020-660005739	BLAIR, FRANKIE D	11	112,934	1000	5,891	633.00																																																												
2019	2019-660005739	BLAIR, FRANKIE D	11	107,432	1000	5,892	625.00																																																												
2018	2018-660005739	BLAIR, FRANKIE D	11	112,431	1000	5,891	631.00																																																												
2017	2017-660005739	BLAIR, FRANKIE D	11	111,551	1000	5,892	616.00																																																												
2016	2016-660005739	BLAIR, FRANKIE D	11	108,621	1000	5,892	621.00																																																												
2015	2015-660005739	BLAIR, FRANKIE D	11	106,094	1000	5,891	625.00																																																												
2014	2014-660005739	BLAIR, FRANKIE D	11	109,510	1000	5,892	624.00																																																												
2013	2013-660005739	BLAIR, FRANKIE D	11	105,368	1000	5,892	614.00																																																												



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Date 04/17/2026
Time 02:23:23
Page 2

Lot Data	Square-Foot - NBHD 1085 #1	Primary Image
Lot Size Lot Count Units Buildable 9020 Non-Ag Acres 0.2868 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 12,495.00 x 3.15 = 39,359 Factor Value Adjustments 1.0000 Lot Value 39,359		<p>11/08/2022</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-8\IMG_000' 11/8/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	822 / 1,572
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	500 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1962 / 48

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 152,169 96.80 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables Indicated Value

Cost Approach				Manual : 01/2025			
Base Cost	85.39	Total Misc Impr	+ 12,647	Roofing Adj	+ 2.72	Garage Cost	+ 13,720
Subfloor Adj	+ 0.70	Total RCN	= 194,445	Heat/Cool Adj	+ 11.47	Depreciation (55%)	- 106,945
Plumbing Adj	+ 6.64	Lump Sums	+ 4,357	Basement Adj	+ 0.00	RCNLD	= 91,857
Adj Base Cost	= 106.92	Lot Value	+ 39,359	Total Area	x 1,572	Indicated Value	= 131,216
		Value Per SqFt	83.47	Adjusted Cost	= 168,078		

Value Reconciliation
Selected Approach Cost Approach Improvements 91,857 Lot Value 39,359 Indicated Value 131,216 83.47 Per SqFt Agland Value Site Improvements Total Value 131,216 83.47 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	13633	6x3		18	24.21		436
PRCH	SLAB PORCH - COVERED	13634	30x6		180	23.64		4,255
SUN	Sunroom	13636	13x11		143	20.00		2,860
WODO	WOOD DECK - OPEN	13637	23x11		253	18.32	6%	4,357



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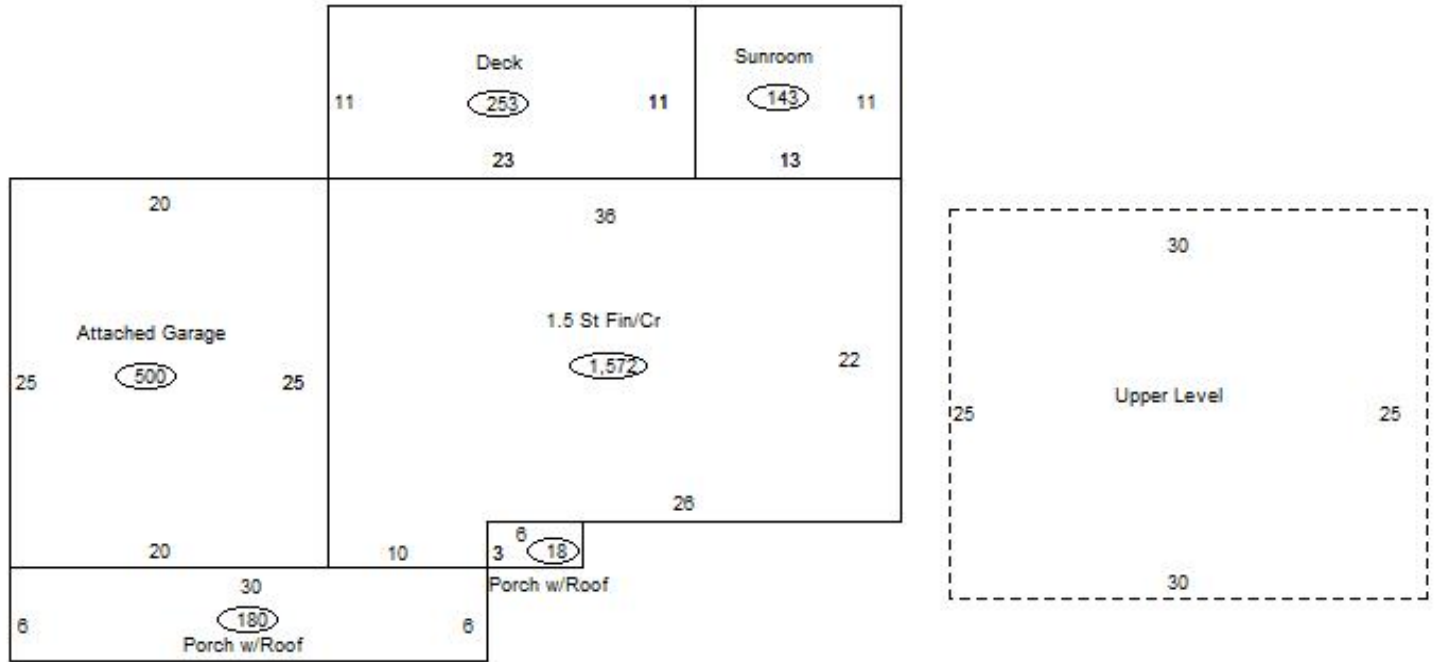
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 Page 3

Sketch Image

660005739



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	822	1.912	1,572
2	G	1		13	Attached Garage	500	1.000	500
3	M	PRCH		13	SLBC	18	1.000	18
4	M	PRCH		13	SLBC	180	1.000	180
5	U	^UL	Overhang	13	Upper Level	750	1.000	750
6	M	SUN		13	Sunroom	143	1.000	143
7	M	WODO		13	WODO	253	1.000	253
Total Building Area						822		1,572