



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:03:50
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Assessment Data					Primary Image									
Account	660005946													
Parcel ID	000000-00-0-00705-001-0008													
Cadastral ID	07-21-15-01060													
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	04219 E 483 RD													
Subdivision	ROLLING MEADOWS EXT													
Lot/Block	0008 / 0001	Parcel Size .75 - Lots												
Sec/Twn/Rng	7 / 21 / 15 / 5													
Neighborhood	1106 - R-V01,4-SW CLAREMORE													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.31787301 -95.75447916														
LOT 6, 7 & 8 BLOCK 1 ROLLING MEADOWS EXT														
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> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
2467/291	FRITZ, RICHARD LEROY	04/15/2015	0	4										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax						
Remove Cap	0	Land Value	96,287	50,925	11%	5,602	Assessed	13,003	1,411.32					
Year Frozen	0	Improvements	93,728	67,277		7,401	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-97.00					
TIF Project ID	0	Total Value	190,015	118,202		13,003	Total Taxable	12,003	1,314.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660005946	FRITZ, RICHARD L &	7	188,721	1000	11,624	1,273.00							
2024	2024-660005946	FRITZ, RICHARD L &	7	195,026	1000	11,256	1,256.00							
2023	2023-660005946	FRITZ, RICHARD L &	7	133,674	1000	10,899	1,191.00							
2022	2022-660005946	FRITZ, RICHARD L &	7	134,498	1000	10,553	1,199.00							
2021	2021-660005946	FRITZ, RICHARD L &	7	142,646	1000	10,216	1,148.00							
2020	2020-660005946	FRITZ, RICHARD L &	7	141,169	1000	9,890	1,111.00							
2019	2019-660005946	FRITZ, RICHARD L &	7	139,142	1000	9,573	1,076.00							
2018	2018-660005946	FRITZ, RICHARD L &	7	147,170	1000	9,265	1,009.00							
2017	2017-660005946	FRITZ, RICHARD L &	7	146,310	1000	8,965	985.00							
2016	2016-660005946	FRITZ, RICHARD L &	7	143,875	1000	8,675	955.00							
2015	2015-660005946	FRITZ, RICHARD L &	7	141,894	1000	8,394	930.00							
2014	2014-660005946	FRITZ, RICHARD LEROY	7	153,616	1000	8,121	907.00							
2013	2013-660005946	FRITZ, RICHARD LEROY	7	149,207	1000	7,855	862.00							



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Lot Data		Square-Foot - NBHD 1106 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.2584		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	98,377.00 x .98 = 96,287		
Factor Value			
Adjustments	1.0000		
Lot Value	96,287		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Vinyl 10% Frame, Siding, Woc
Base/Total Area	1,440 / 1,440
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	720 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	161,551	112.19	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	84.49	Total Misc Impr	+ 3,245				
Roofing Adj	+ 3.84	Garage Cost	+ 15,703				
Subfloor Adj	+ 2.26	Total RCN	= 176,873				
Heat/Cool Adj	+ 10.30	Depreciation (49%)	- 86,668				
Plumbing Adj	+ 8.78	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 90,205				
Adj Base Cost	= 109.67	Lot Value	+ 96,287				
Total Area	x 1,440	Indicated Value	= 186,492				
Adjusted Cost	= 157,925	Value Per SqFt	129.51				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	90,205		
Lot Value	96,287		
Indicated Value	186,492	129.51	Per SqFt
Agland Value			
Site Improvements	3,523		
Total Value	190,015	131.95	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	13947	26x6		156	20.80		3,245



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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	Crawl	13	1 St/Cr	1,440	1.000	1,440
2	G	1		13	Attached Garage	720	1.000	720
3	M	PRCH		13	SLBC	156	1.000	156
Total Building Area						1,440		1,440



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Outbuildings/Site Improvements

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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			660	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD	
	Base Cost (10.48 x 660)		6,917		6,917	5,188	1,729
	STF	STG FAIR	0x0x0			336	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 336)		1,572		1,572	1,179	393
	STF	STG FAIR	15x21x0			315	
	Qual 2	Cond 3	Year	Eff Age 1520			
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 315)		1,474		1,474	737	737
	STF	STG FAIR	0x0x0				
	Qual	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						
	PCPT	Carport - Portable	0x0x0				
	Qual	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.61 x)						
	STF	STG FAIR	14x16x0			224	
	Qual 2	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 224)		1,048		1,048	524	524
	LT	LEAN-TO	6x16x0			96	
	Qual	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 96)		280		280	140	140