



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660005952 <b>Parcel ID</b> 000000-00-0-00705-001-0014 <b>Cadastral ID</b> 07-21-15-01140 <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> 111994 FRITZ, CAROLYN YVONNE & LINDY MAE ROWLAND  4264 E 483 RD OWASSO OK 74055-8201  <b>Parcel Location</b> <b>Situs</b> 04264 E 483 RD <b>Subdivision</b> ROLLING MEADOWS EXT <b>Lot/Block</b> 0014 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 7 / 21 / 15 / 5 <b>Neighborhood</b> 1106 - R-V01,4-SW CLAREMORE <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0428\IMG_0013. 4/29/2022</p>														
<b>Legal Description</b> Lat/Long: 36.31690352 -95.75330330																			
LOT 14 BLOCK 1 ROLLING MEADOWS EXT					<b>Building Permits</b> <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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	2703/218	ALLEN, CAROLYN Y	04/10/2018	0	4										
A	Add-Homestead	No	1,000																
A	Add-Homestead	No	1,000																
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.538	<b>Current Tax</b>										
Remove Cap	0		Land Value 97,007	52,902	11%	5,819	Assessed	6,500	705.50										
Year Frozen	0		Improvements 10,537	2,509		276	Penalty	0											
Uncapped Value	0		Mobile Home 5,347	3,683		405	Exemption	1,000	-97.00										
TIF Project ID	0		Total Value 112,891	59,094		6,500	Total Taxable	5,500	608.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660005952	FRITZ, CAROLYN YVONNE &			7	112,723	1000	5,311	587.00										
2024	2024-660005952	FRITZ, CAROLYN YVONNE &			7	112,059	1000	5,127	580.00										
2023	2023-660005952	FRITZ, CAROLYN YVONNE &			7	59,992	1000	4,949	549.00										
2022	2022-660005952	ALLEN, CAROLYN YVONNE &			7	52,505	1000	4,776	550.00										
2021	2021-660005952	ALLEN, CAROLYN YVONNE &			7	53,826	2000	3,921	464.00										
2020	2020-660005952	ALLEN, CAROLYN YVONNE &			7	53,566	2000	3,892	460.00										
2019	2019-660005952	ALLEN, CAROLYN YVONNE &			7	52,783	2000	3,806	451.00										
2018	2018-660005952	ALLEN, CAROLYN YVONNE &			7	53,664	1000	4,903	540.00										
2017	2017-660005952	ALLEN, SAMUEL R &			7	53,247	1000	4,857	541.00										
2016	2016-660005952	ALLEN, SAMUEL R &			7	52,816	1000	4,810	536.00										
2015	2015-660005952	ALLEN, SAMUEL R &			7	55,217	1000	4,659	523.00										
2014	2014-660005952	ALLEN, SAMUEL R &			7	57,809	1000	4,494	508.00										
2013	2013-660005952	ALLEN, SAMUEL R &			7	57,809	1000	4,334	482.00										



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Lot Data	Square-Foot - NBHD 1106 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.3056	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	100,433.00 x .97 = 97,007	
Factor Value		
Adjustments	1.0000	
Lot Value	97,007	

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	0.00	Total Misc Impr	+	0			
Roofing Adj	+ 0.00	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	0			
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	-	0			
Plumbing Adj	+ 0.00	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=				
Adj Base Cost	= 0.00	Lot Value	+	97,007			
Total Area	x	Indicated Value	=	97,007			
Adjusted Cost	= 0	Value Per SqFt		0.00			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	97,007		
Indicated Value	97,007	0.00	Per SqFt
Agland Value			
Site Improvements	9,600		
Total Value	106,607	0.00	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	0x0x0			1,500	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 1,500)		24,000		24,000	14,400	9,600
	STF	STG FAIR	0x0x0				
	Qual		Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )						



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Lot Data
Lot Size
Lot Count
Units Buildable
Non-Ag Acres
Topography
Street Access
Utilities
Amenities
Method
Base Lot Value
Factor Value
Adjustments
Lot Value



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Residential Data	
Type	6 Mobile Home 48 x 28
Condition	1.5 - Low
Quality	1.5 - Low
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	1,344 / 1,344
Style	100% Double Wide
HVAC	
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1979 / 57

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	6,284
Lot Value	
Indicated Value	6,284
Agland Value	4.68 Per SqFt
Site Improvements	
Total Value	6,284
	4.68 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	29.13	Total Misc Impr	+	0			
Roofing Adj	+ 2.28	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	48,612			
Heat/Cool Adj	+ 0.00	Depreciation ( 89%)	-	43,265			
Plumbing Adj	+ 4.76	Lump Sums	+	937			
Basement Adj	+ 0.00	RCNLD	=	6,284			
Adj Base Cost	= 36.17	Lot Value	+				
Total Area	x 1,344	Indicated Value	=	6,284			
Adjusted Cost	= 48,612	Value Per SqFt		4.68			

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	153414	8x8		64	24.41	40%	937



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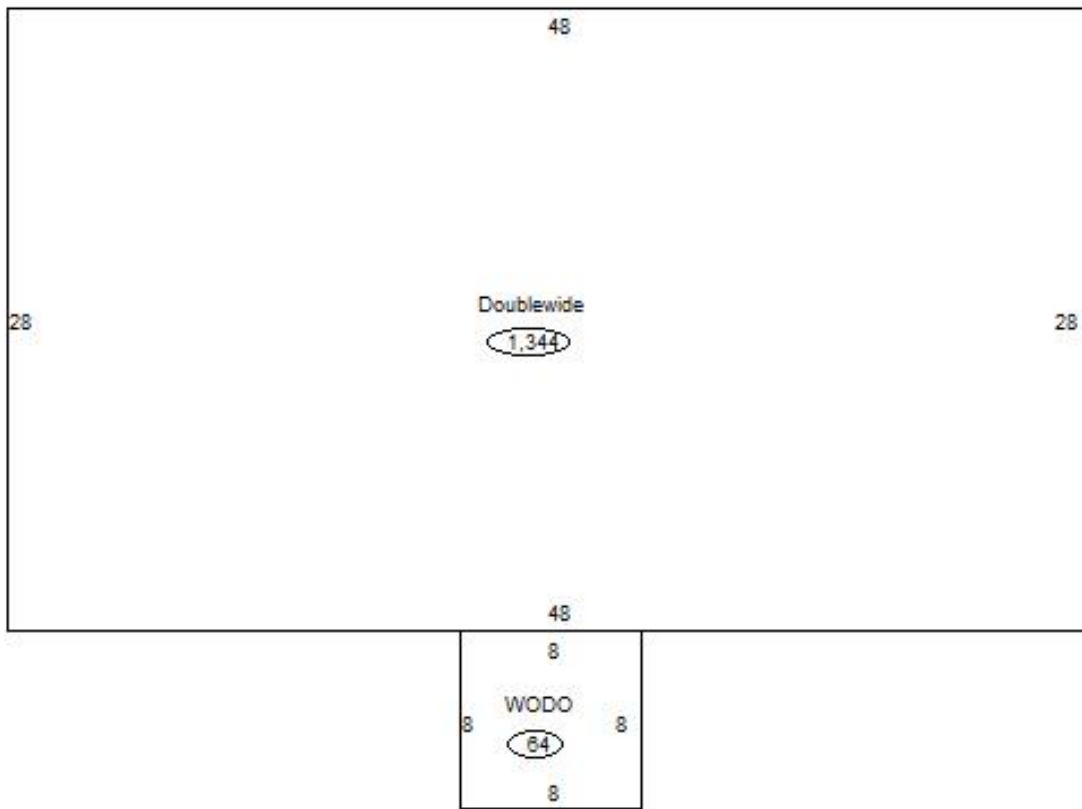
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	1,344	1.000	1,344
2	M	WODO		10	WODO	64	1.000	64
<b>Total Building Area</b>						1,344		1,344