



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 02:47:54
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Assessment Data					Primary Image														
Account 660009748 Parcel ID 000000-00-0-10075-001-0009 Cadastral ID 09-21-16-12570 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 342336 FRAZIER, DAVID & AMANDA 533 E 5TH ST CLAREMORE OK 74017-0000 Parcel Location Situs 00533 E 5TH ST N Subdivision DAVIS-KATES Lot/Block 0009 / 0001 Parcel Size 2 - Lots Sec/Twn/Rng 9 / 21 / 16 / 5 Neighborhood 1177 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-6-8\IMG_0016. 6/12/2023</p>														
Legal Description Lat/Long: 36.30900348 -95.60228640																			
LOTS 8 & 9 BLOCK 1 DAVIS - KATES					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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
HV	Veteran	Yes	999,999	18,881	/	JENNINGS COMPANY LLC	08/18/2023	310,000	WG										
					/	2CDS PROPERTIES LLC	10/07/2022	105,000	WG										
					/	BD HOMES LLC	01/18/2022	67,000	WG										
					/	DORSEY OKLAHOMA HOUSES LLC	11/18/2019	0	WB										
					2638/110	BANK OF NEW YORK MELLON	05/16/2017	40,000	3										
					2582/481	BURGER, LORIS O III &	09/28/2016	0	10										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2024		Land Value 76,713	22,081	11%	2,429	Assessed	18,881	1,745.17										
Year Frozen	0		Improvements 235,518	149,565		16,452	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	18,881	-1,745.00										
TIF Project ID	0		Total Value 312,231	171,646		18,881	Total Taxable	0	0.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660009748	FRAZIER, DAVID & AMANDA			17	310,000	18331		.00										
2024	2024-660009748	FRAZIER, DAVID & AMANDA			17	161,794	17797		.00										
2023	2023-660009748	FRAZIER, DAVID & AMANDA			17	105,000	0	11,550	1,058.00										
2022	2022-660009748	2CDS PROPERTIES LLC			17	84,666	0	9,100	842.00										
2021	2021-660009748	BD HOMES LLC			17	78,788	0	8,667	765.00										
2020	2020-660009748	BD HOMES LLC			17	79,923	0	8,761	802.00										
2019	2019-660009748	DORSEY OKLAHOMA HOUSES LLC			17	75,852	0	8,344	773.00										
2018	2018-660009748	DORSEY OKLAHOMA HOUSES LLC			17	82,085	0	9,029	834.00										
2017	2017-660009748	DORSEY OKLAHOMA HOUSES LLC			17	81,431	0	8,957	823.00										
2016	2016-660009748	BURGER, LORIS O III &			17	79,417	0	8,736	820.00										
2015	2015-660009748	BURGER, LORIS O III &			17	89,963	0	9,896	893.00										
2014	2014-660009748	BURGER, LORIS O III &			17	90,673	0	9,791	908.00										
2013	2013-660009748	BURGER, LORIS O III &			17	88,669	0	9,325	853.00										



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Lot Data		Square-Foot - NBHD 1177 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.3185		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	13,876.00 x 2.68 = 37,252		
Factor Value			
Adjustments	2.0593		
Lot Value	76,713		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	480 / 480
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	480
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	720 Attached Garage - Unfinished 2 Stalls
Remodel	REVITALIZE -
Year/Eff Age	1950 / 22

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	101,843 212.17 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	104,990 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	69,671
Lot Value	76,713
Indicated Value	146,384 304.97 Per SqFt
Agland Value	
Site Improvements	358
Total Value	146,742 305.71 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	122.96	Total Misc Impr	+ 0
Roofing Adj	+ 5.82	Garage Cost	+ 21,449
Subfloor Adj	+ -2.77	Total RCN	= 94,150
Heat/Cool Adj	+ 12.64	Depreciation (26%)	- 24,479
Plumbing Adj	+ 12.81	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 69,671
Adj Base Cost	= 151.46	Lot Value	+ 76,713
Total Area	x 480	Indicated Value	= 146,384
Adjusted Cost	= 72,701	Value Per SqFt	304.97

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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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	10	1 St/Sl	480	1.000	480
2	G	1		10	Attached Garage	720	1.000	720
Total Building Area						480		480



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	9x17x0			153	
	Qual	2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 153)		716		716	358	358
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						



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Lot Data		Square-Foot - NBHD 1177 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Square-Foot		
Base Lot Value			
Factor Value			
Adjustments			
Lot Value			



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,308 / 1,884
Style	100% Two Story
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	
Remodel	UPDATE -
Year/Eff Age	1909 / 24

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	159,695 84.76 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	94,010 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	93.82	Total Misc Impr	+ 2,481
Roofing Adj	+ 4.40	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 233,083
Heat/Cool Adj	+ 16.31	Depreciation (29%)	- 67,594
Plumbing Adj	+ 7.87	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 165,489
Adj Base Cost	= 122.40	Lot Value	+
Total Area	x 1,884	Indicated Value	= 165,489
Adjusted Cost	= 230,602	Value Per SqFt	87.84

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	165,489
Lot Value	
Indicated Value	165,489 87.84 Per SqFt
Agland Value	
Site Improvements	
Total Value	165,489 87.84 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	22634	8x5		40	33.07		1,323
PRCH	SLAB PORCH - COVERED	22635	7x5		35	33.08		1,158



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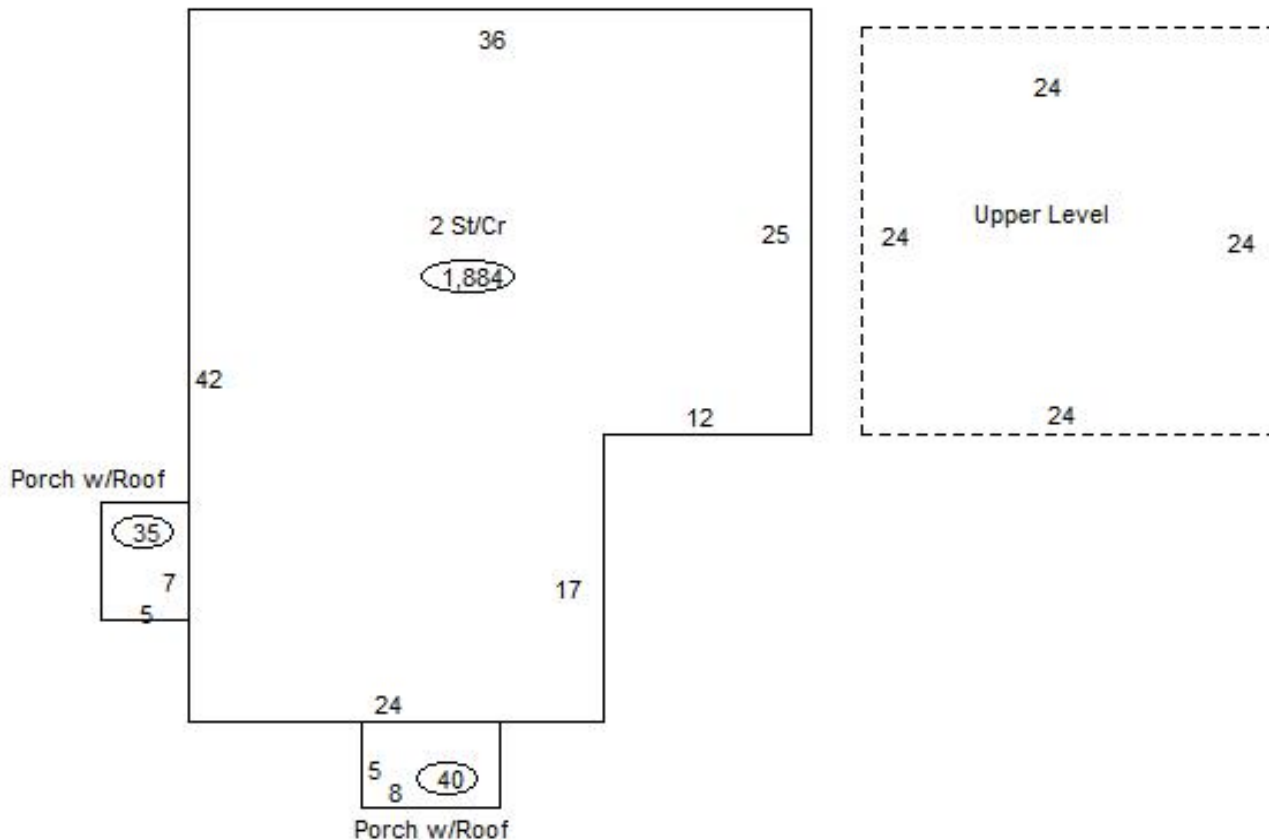
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	40	1.000	40
2	M	PRCH		13	SLBC	35	1.000	35
3	R	2	Crawl	13	2 St/Cr	1,308	1.440	1,884
4	U	^UL	Overhang	13	Upper Level	576	1.000	576
Total Building Area						1,308		1,884