



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:46:09
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Assessment Data					Primary Image																																																																																																																				
Account 660010511 Parcel ID 000000-00-0-10295-003-0010 Cadastral ID 10-21-16-00590 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 292222 FRETZ, JERRY BALDWIN TRUSTEE 223 N SEMINLOLE AVE CLAREMORE OK 74017-0000 Parcel Location Situs 01021 N DOUGLAS DR Subdivision OAKWOOD II Lot/Block 0010 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 16 / 5 Neighborhood 1182 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.31554579 -95.59114804																																																																																																																									
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Lot Data	Square-Foot - NBHD 1182 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 0.3165 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 13,785.00 x 5.00 = 68,925 Factor Value Adjustments 1.0000 Lot Value 68,925		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	30% Frame, Siding, Vinyl 70% Veneer, Stone
Base/Total Area	1,921 / 1,921
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,921
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	210,455	109.55	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	233,070		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	109.66	Total Misc Impr	+	9,247	
Roofing Adj	+ 4.74	Garage Cost	+	15,527	
Subfloor Adj	+ -2.23	Total RCN	=	280,056	
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	120,424	
Plumbing Adj	+ 8.08	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	159,632	
Adj Base Cost	= 132.89	Lot Value	+	68,925	
Total Area	x 1,921	Indicated Value	=	228,557	
Adjusted Cost	= 255,282	Value Per SqFt		118.98	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	159,632		
Lot Value	68,925		
Indicated Value	228,557	118.98	Per SqFt
Agland Value			
Site Improvements			
Total Value	228,557	118.98	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	24597	19x5		95	26.63		2,530
PATO	SLAB PORCH - OPEN	24598	12x8		96	11.48		1,102



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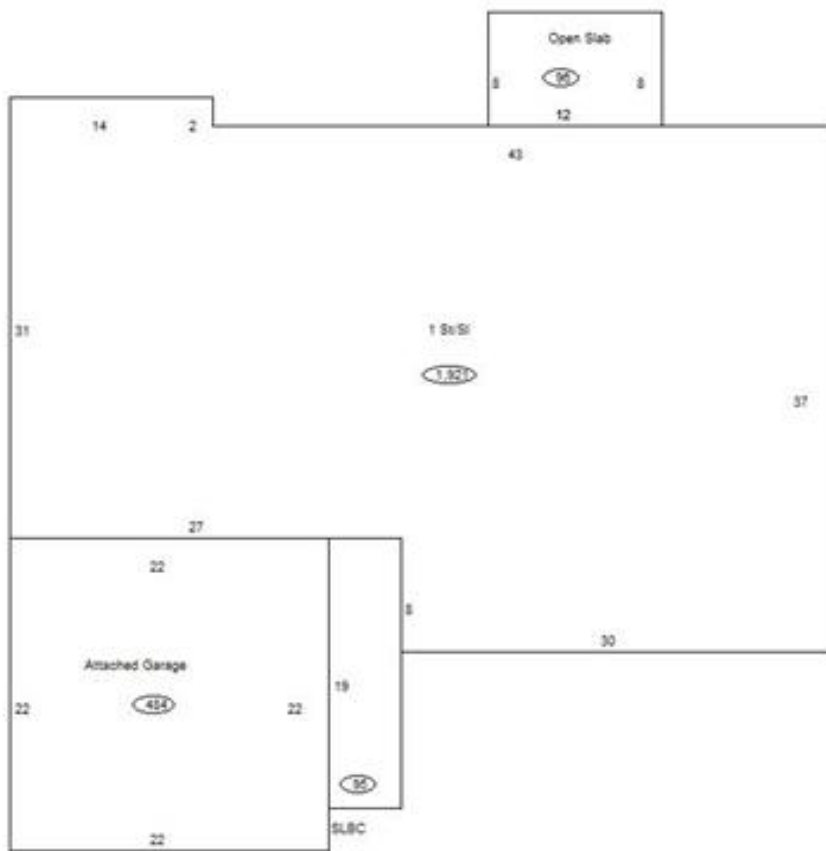
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,921	1.000	1,921
2	G	1		10	Attached Garage	484	1.000	484
3	M	PRCH		10	SLBC	95	1.000	95
4	M	PATO		10	Open Slab	96	1.000	96
Total Building Area						1,921		1,921



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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)						