



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:16:03
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Assessment Data					Primary Image									
Account	660011526													
Parcel ID	21N14E-11-3-00000-000-0000													
Cadastral ID	11-21-14-01900													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	140144													
FRITTS, GEORGE THOMAS														
16141 E 107TH ST N OWASSO OK 74055-0000														
Parcel Location														
Situs	16141 E 107TH ST N													
Subdivision														
Lot/Block	/	Parcel Size	7.1 - Acres											
Sec/Twn/Rng	11 / 21 / 14 / 3													
Neighborhood	6060 - UNPLATTED													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.31028208 -95.79063434														
TRACT #3; E 497.58'; N 622.27' SW SW														
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" style="height: 100px;"> </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										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	0	Land Value	601	601	11%	66	Assessed	12,828	1,256.63					
Year Frozen	0	Improvements	123,424	116,019		12,762	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00					
TIF Project ID	0	Total Value	124,025	116,620		12,828	Total Taxable	11,828	1,159.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660011526	FRITTS, GEORGE THOMAS	3	117,890	1000	11,454	1,122.00							
2024	2024-660011526	FRITTS, GEORGE THOMAS	3	113,107	1000	11,092	1,066.00							
2023	2023-660011526	FRITTS, GEORGE THOMAS	3	106,726	1000	10,740	1,006.00							
2022	2022-660011526	FRITTS, GEORGE THOMAS	3	105,047	1000	10,555	1,034.00							
2021	2021-660011526	FRITTS, GEORGE THOMAS	3	112,076	1000	11,328	1,096.00							
2020	2020-660011526	FRITTS, GEORGE THOMAS	3	110,069	1000	10,999	1,063.00							
2019	2019-660011526	FRITTS, GEORGE THOMAS	3	105,910	1000	10,650	1,030.00							
2018	2018-660011526	FRITTS, GEORGE THOMAS	3	111,239	1000	10,663	993.00							
2017	2017-660011526	FRITTS, GEORGE THOMAS	3	110,137	1000	10,323	971.00							
2016	2016-660011526	FRITTS, GEORGE THOMAS	3	107,081	1000	9,993	941.00							
2015	2015-660011526	FRITTS, GEORGE THOMAS	3	104,752	1000	9,673	917.00							
2014	2014-660011526	FRITTS, GEORGE THOMAS	3	105,682	1000	9,362	896.00							
2013	2013-660011526	FRITTS, GEORGE THOMAS	3	101,023	1000	9,060	849.00							



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Lot Data	Primary Image
<p>Lot Size</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 0</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Method</p> <p>Base Lot Value</p> <p>Factor Value</p> <p>Adjustments</p> <p>Lot Value</p>	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Vinyl
Base/Total Area	1,322 / 1,322
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	456 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	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	114.43	Total Misc Impr	+ 16,596	Roofing Adj	+ 4.65	Garage Cost	+ 12,814
Subfloor Adj	+ 1.21	Total RCN	= 217,663	Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 95,772
Plumbing Adj	+ 10.64	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 121,891
Adj Base Cost	= 142.40	Lot Value	+ 121,891	Total Area	x 1,322	Indicated Value	= 121,891
		Value Per SqFt	92.20	Adjusted Cost	= 188,253		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	121,891		
Lot Value			
Indicated Value	121,891	92.20	Per SqFt
Agland Value	601		
Site Improvements	1,533		
Total Value	124,025	93.82	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	27164	9x4		36	24.16		870
SUN	Sunroom	27165	20x16		320	20.00		6,400
PRCH	SLAB PORCH - COVERED	27166	266		266	23.36		6,214
PATO	SLAB PORCH - OPEN	27167	20x19		380	8.19		3,112



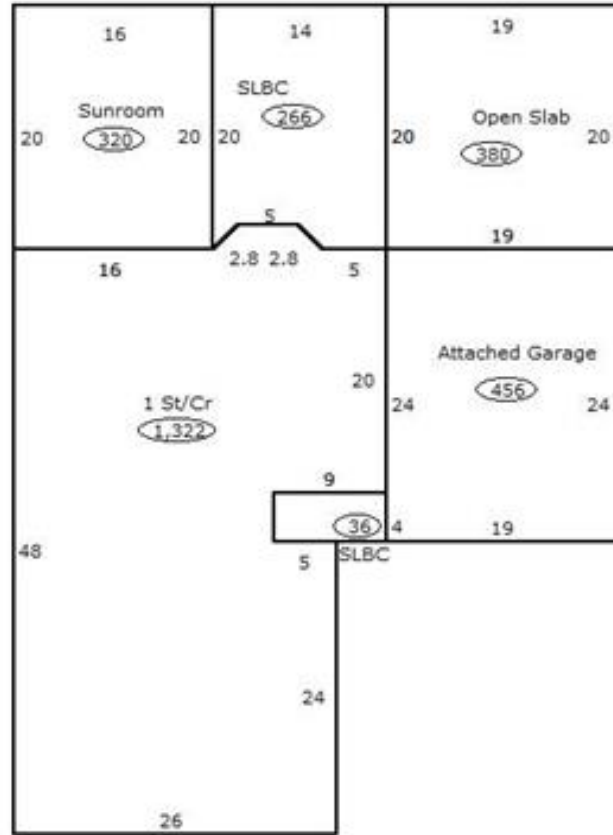
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Sketch Image

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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	1,322	1.000	1,322
2	G	1		13	Attached Garage	456	1.000	456
3	M	PRCH		13	SLBC	36	1.000	36
4	M	SUN		13	Sunroom	320	1.000	320
5	M	PRCH		13	SLBC	266	1.000	266
6	M	PATO		13	Open Slab	380	1.000	380
Total Building Area						1,322		1,322



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LF	LOAFING SHED	0x0x0			720	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 720)	3,067		3,067	1,534	1,533
	STF	STG FAIR	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x)					



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			7.100	85	85	601	601
TMBR Totals						7.100			601	601
Total Agland						7.100			601	601