



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:05:42
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Assessment Data					Primary Image														
Account 660011649 Parcel ID 000000-00-0-00384-002-0028 Cadastral ID 11-21-14-04680 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 133964 WARD, WANDA L & FREDDIE DALE FRUECHTING 17657 E 111TH ST N OWASSO OK 74055-6057																			
Parcel Location Situs 17657 E 111TH ST N Subdivision HOFFMAN ACRES Lot/Block 0028 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 21 / 14 / 5 Neighborhood 1047 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																			
Legal Description Lat/Long: 36.31604620 -95.77662706					Building Permits														
LOT 28 BLOCK 2 HOFFMAN ACRES					<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										
H	Homestead	Yes	1,000	1,000	1392/765	WARD, WANDA L	07/22/2002	0											
PD	Add-Homestead	Yes	1,000	1,000	1392/765	FRUECHTING, FREDDIE DALE	07/22/2002	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2003		Land Value 78,823	19,292	11%	2,122	Assessed	2,492	244.12										
Year Frozen	2005		Improvements 5,732	1,403		154	Penalty	0											
Uncapped Value	0		Mobile Home 8,029	1,965		216	Exemption	2,000	-196.00										
TIF Project ID	0		Total Value 92,584	22,660		2,492	Total Taxable	492	48.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660011649	WARD, WANDA L &			3	92,329	2000	492	48.00										
2024	2024-660011649	WARD, WANDA L &			3	105,106	2000	493	47.00										
2023	2023-660011649	WARD, WANDA L &			3	42,776	2000	493	46.00										
2022	2022-660011649	WARD, WANDA L &			3	34,935	2000	493	48.00										
2021	2021-660011649	WARD, WANDA L &			3	38,604	2000	493	48.00										
2020	2020-660011649	WARD, WANDA L &			3	38,349	2000	492	48.00										
2019	2019-660011649	WARD, WANDA L &			3	37,577	2000	492	48.00										
2018	2018-660011649	WARD, WANDA L &			3	40,234	2000	492	46.00										
2017	2017-660011649	WARD, WANDA L &			3	40,050	2000	493	46.00										
2016	2016-660011649	WARD, WANDA L &			3	38,845	2000	492	46.00										
2015	2015-660011649	WARD, WANDA L &			3	38,518	2000	493	47.00										
2014	2014-660011649	WARD, WANDA L &			3	31,300	2000	493	47.00										
2013	2013-660011649	WARD, WANDA L &			3	31,300	2000	493	46.00										



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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	9000	
Non-Ag Acres	0.9683	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	42,179.00 x 1.87 = 78,823	
Factor Value		
Adjustments	1.0000	
Lot Value	78,823	

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	/

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-9-6\IMG_0039. 9/7/2022

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	+	78,823			
Total Area	x	Indicated Value	=	78,823			
Adjusted Cost	= 0	Value Per SqFt		0.00			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	78,823		
Indicated Value	78,823	0.00	Per SqFt
Agland Value			
Site Improvements	5,732		
Total Value	84,555	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
	BARN	BARN	0x0x0			600
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 600)		6,288		6,288	6,288
	STF	STG FAIR	0x0x0			480
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 480)		2,246		2,246	1,348
	CPDT	CARPORT - DETACHED	24x39x0			936
	Qual	3	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (10.33 x 936)		9,669		9,669	4,835



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Lot Data		Primary Image																																					
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value		<p>\\tsclient\C\TOMS PC PICS\2018-04-10 04-10-2018\04-10-2018 08 4/11/2018</p>																																					
Residential Data Type 6 Mobile Home 76 x 14 Condition 2 - Fair Quality 2.5 - Fair Architecture 6 MS ADJ Style 100% Single Wide Exterior Wall 100% Aluminum Sheet Base/Total Area 1,064 / 1,064 Style 100% Single 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 1978 / 48																																							
Cost Approach		GRM Approach GRM Code Gross Rent 0.00 Indicated Value																																					
Manual : 01/2025 <table border="1"> <tr> <td>Base Cost</td> <td>33.22</td> <td>Total Misc Impr</td> <td>+ 0</td> </tr> <tr> <td>Roofing Adj</td> <td>+ 2.69</td> <td>Garage Cost</td> <td>+ 0</td> </tr> <tr> <td>Subfloor Adj</td> <td>+ 0.00</td> <td>Total RCN</td> <td>= 47,231</td> </tr> <tr> <td>Heat/Cool Adj</td> <td>+ 0.00</td> <td>Depreciation (83%)</td> <td>- 39,202</td> </tr> <tr> <td>Plumbing Adj</td> <td>+ 8.48</td> <td>Lump Sums</td> <td>+ 0</td> </tr> <tr> <td>Basement Adj</td> <td>+ 0.00</td> <td>RCNLD</td> <td>= 8,029</td> </tr> <tr> <td>Adj Base Cost</td> <td>= 44.39</td> <td>Lot Value</td> <td>+ 8,029</td> </tr> <tr> <td>Total Area</td> <td>x 1,064</td> <td>Indicated Value</td> <td>= 8,029</td> </tr> <tr> <td>Adjusted Cost</td> <td>= 47,231</td> <td>Value Per SqFt</td> <td>7.55</td> </tr> </table>		Base Cost	33.22	Total Misc Impr	+ 0	Roofing Adj	+ 2.69	Garage Cost	+ 0	Subfloor Adj	+ 0.00	Total RCN	= 47,231	Heat/Cool Adj	+ 0.00	Depreciation (83%)	- 39,202	Plumbing Adj	+ 8.48	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 8,029	Adj Base Cost	= 44.39	Lot Value	+ 8,029	Total Area	x 1,064	Indicated Value	= 8,029	Adjusted Cost	= 47,231	Value Per SqFt	7.55	Multiple Regression MRA Code Adjusted R Indicated Value	
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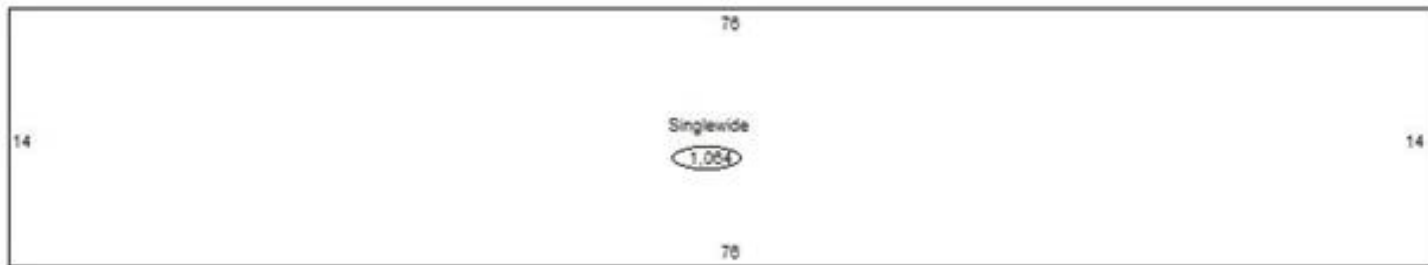
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	1,064	1.000	1,064
Total Building Area						1,064		1,064