



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:15:27
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Assessment Data					Primary Image																																																																																																																				
Account 660015018 Parcel ID 000000-00-0-10280-001-0007 Cadastral ID 16-21-16-00570 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 318360 SMITH, KATHERINE CHARLENE 317 E FRY PL CLAREMORE OK 74017-0000 Parcel Location Situs 00317 E FRY PL Subdivision NORFLEET Lot/Block 0007 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.30075510 -95.60885125										\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-1\IMG_0007. 8/1/2023																																																																																																															
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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2509	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,929.00 x 5.50 = 60,110	
Factor Value		
Adjustments	1.0000	
Lot Value	60,110	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	884 / 884
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	364 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1969 / 43



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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	114,041	129.01	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	128,860 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	99.37	Total Misc Impr	+	3,155	
Roofing Adj	+ 4.38	Garage Cost	+	9,260	
Subfloor Adj	+ 2.49	Total RCN	=	120,440	
Heat/Cool Adj	+ 10.30	Depreciation (53%)	-	63,833	
Plumbing Adj	+ 5.66	Lump Sums	+	1,637	
Basement Adj	+ 0.00	RCNLD	=	58,244	
Adj Base Cost	= 122.20	Lot Value	+	60,110	
Total Area	x 884	Indicated Value	=	118,354	
Adjusted Cost	= 108,025	Value Per SqFt		133.88	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	58,244		
Lot Value	60,110		
Indicated Value	118,354	133.88	Per SqFt
Agland Value			
Site Improvements	21,281		
Total Value	139,635	157.96	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	36017	10x5		50	21.14		1,057
WODO	WOOD DECK - OPEN	36018	68		68	25.61	6%	1,637
PRCH	SLAB PORCH - COVERED	36019	10x10		100	20.98		2,098



Rogers

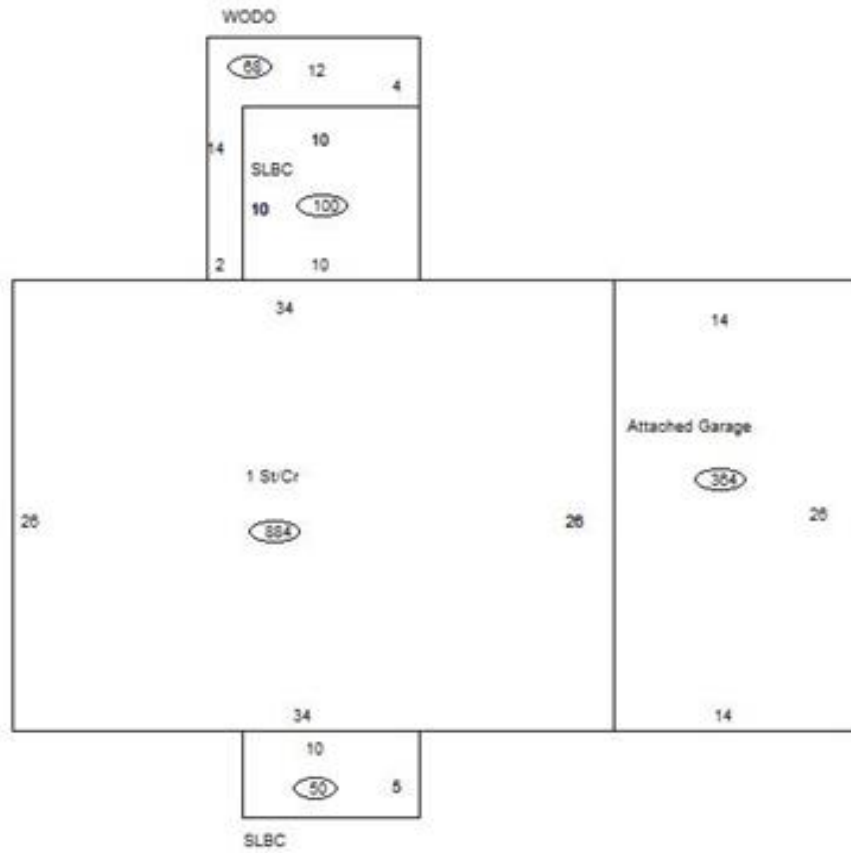
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		10	Attached Garage	364	1.000	364
2	R	1	Crawl	10	1 St/Cr	884	1.000	884
3	M	PRCH		10	SLBC	50	1.000	50
4	M	WODO		10	WODO	68	1.000	68
5	M	PRCH		10	SLBC	100	1.000	100
Total Building Area						884		884



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			720
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 720)	22,522		22,522	2,252	20,270
	STA	STG AVG	0x0x0			240
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (7.02 x 240)	1,685		1,685	674	1,011