



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 21:17:19
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Assessment Data					Primary Image														
Account 660017298 Parcel ID 000000-00-0-20120-004-0011 Cadastral ID 19-20-15-03200 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 273258 FRAZIER, JAMES D & TAMMY L 234 N JENNIFER CATOOSA OK 74015-0000 Parcel Location Situs 00234 N JENNIFER ST Subdivision SHADOW VALLEY Lot/Block 0011 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 20 / 15 / 5 Neighborhood 1189 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-15\IMG_003i 9/15/2021</p>														
Legal Description Lot/Long: 36.19467513 -95.75545680																			
LOT 11 BLOCK 4 SHADOW VALLEY					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										
H	Homestead	Yes	1,000	1,000	1212/888	PRINGLE, ELRIE M	01/21/2000	82,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap	2001		Land Value 48,209	28,940	11%	3,183	Assessed	12,661	1,350.42										
Year Frozen	0		Improvements 124,635	86,168		9,478	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-106.00										
TIF Project ID	0		Total Value 172,844	115,108		12,661	Total Taxable	11,661	1,244.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660017298	FRAZIER, JAMES D & TAMMY L			1	152,753	1000	11,293	1,205.00										
2024	2024-660017298	FRAZIER, JAMES D & TAMMY L			1	160,198	1000	10,935	1,154.00										
2023	2023-660017298	FRAZIER, JAMES D & TAMMY L			1	105,341	1000	10,588	1,087.00										
2022	2022-660017298	FRAZIER, JAMES D & TAMMY L			1	106,879	1000	10,757	1,080.00										
2021	2021-660017298	FRAZIER, JAMES D & TAMMY L			1	111,598	1000	11,276	992.00										
2020	2020-660017298	FRAZIER, JAMES D & TAMMY L			1	109,974	1000	11,040	978.00										
2019	2019-660017298	FRAZIER, JAMES D & TAMMY L			1	106,266	1000	10,689	960.00										
2018	2018-660017298	FRAZIER, JAMES D & TAMMY L			1	106,303	1000	10,385	927.00										
2017	2017-660017298	FRAZIER, JAMES D & TAMMY L			1	105,500	1000	10,053	908.00										
2016	2016-660017298	FRAZIER, JAMES D & TAMMY L			1	103,006	1000	9,731	865.00										
2015	2015-660017298	FRAZIER, JAMES D & TAMMY L			1	100,888	1000	9,419	842.00										
2014	2014-660017298	FRAZIER, JAMES D & TAMMY L			1	96,776	1000	9,116	825.00										
2013	2013-660017298	FRAZIER, JAMES D & TAMMY L			1	91,762	1000	8,821	790.00										



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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.1743	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	7,592.00 x 6.35 = 48,209	
Factor Value		
Adjustments	1.0000	
Lot Value	48,209	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,474 / 1,474
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,474
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	380 Attached Garage - Finished
Remodel	
Year/Eff Age	1988 / 29



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	160,045	108.58	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	167,190		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	123,662		
Lot Value	48,209		
Indicated Value	171,871	116.60	Per SqFt
Agland Value			
Site Improvements	973		
Total Value	172,844	117.26	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.15	Total Misc Impr	+	6,541			
Roofing Adj	+ 4.53	Garage Cost	+	14,109			
Subfloor Adj	+ -1.17	Total RCN	=	200,817			
Heat/Cool Adj	+ 11.47	Depreciation (39%)	-	78,319			
Plumbing Adj	+ 6.25	Lump Sums	+	1,164			
Basement Adj	+ 0.00	RCNLD	=	123,662			
Adj Base Cost	= 122.23	Lot Value	+	48,209			
Total Area	x 1,474	Indicated Value	=	171,871			
Adjusted Cost	= 180,167	Value Per SqFt		116.60			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	41846	15x4		60	24.08		1,445
WODO	WOOD DECK - OPEN	41847	16x16		256	18.18	75%	1,164



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x6	Plank	Composition Shingle	80
	Qual	3	Cond	3	Year	2000
				Eff Age	20	

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (29.68 x 80)	2,374		2,374	1,401
				973