



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660018214 Parcel ID 000000-00-0-10200-004-0007 Cadastral ID 20-21-16-02170 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 315796 FRALEY, RICHARD & ASHLEY 2324 S WOLF RUN DR CLAREMORE OK 74019-0000 Parcel Location Situs 02324 SW WOLF RUN DR Subdivision HUNTERS TRAIL Lot/Block 0007 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (283)\IMG_0031.JPG 10/12/2023</p>														
Legal Description Lot/Long: 36.28347601 -95.63094349																			
LOT 7 BLOCK 4 HUNTERS TRAIL					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										
HV	Veteran	Yes	999,999	14,963	2489/229	PALMER, STEPHANIE S	06/22/2015	127,000	YES										
					2380/805	SHORT, THOMAS JASON & NIKKI L	01/24/2014	121,000	YES										
					1067/390	GAITHER-KNAPP DEVELOPMENT	05/30/1997	81,000	Yes										
					997/318	PROVINCE, GREGORY STEVEN	07/31/1995	80,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2016		Land Value 46,296	23,338	11%	2,567	Assessed	14,963	1,383.03										
Year Frozen	0		Improvements 119,736	112,695		12,396	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	14,963	-1,383.00										
TIF Project ID	0		Total Value 166,032	136,033		14,963	Total Taxable	0	0.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660018214	FRALEY, RICHARD & ASHLEY			17	163,889	14527		.00										
2024	2024-660018214	FRALEY, RICHARD & ASHLEY			17	168,036	14105		.00										
2023	2023-660018214	FRALEY, RICHARD & ASHLEY			17	124,491	13694		.00										
2022	2022-660018214	FRALEY, RICHARD & ASHLEY			17	122,775	0	13,505	1,250.00										
2021	2021-660018214	FRALEY, RICHARD & ASHLEY			17	128,932	0	14,183	1,252.00										
2020	2020-660018214	FRALEY, RICHARD & ASHLEY			17	126,860	0	13,955	1,278.00										
2019	2019-660018214	FRALEY, RICHARD & ASHLEY			17	123,287	0	13,562	1,256.00										
2018	2018-660018214	FRALEY, RICHARD & ASHLEY			17	128,358	0	14,119	1,305.00										
2017	2017-660018214	FRALEY, RICHARD & ASHLEY			17	127,303	0	14,003	1,286.00										
2016	2016-660018214	FRALEY, RICHARD & ASHLEY			17	124,070	0	13,648	1,281.00										
2015	2015-660018214	FRALEY, RICHARD & ASHLEY			17	122,301	0	13,453	1,213.00										
2014	2014-660018214	PALMER, STEPHANIE S			17	123,291	0	12,886	1,195.00										
2013	2013-660018214	SHORT, THOMAS JASON & NIKKI L			17	116,921	0	12,272	1,123.00										



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Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.2008 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 8,748.00 x 5.29 = 46,296 Factor Value Adjustments 1.0000 Lot Value 46,296		<p>\\tsclient\A\TOMMY DUNLAP\New folder (283)\IMG_0031.JPG 10/12/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Veneer, Stone 70% Frame, Siding, Wood
Base/Total Area	803 / 1,525
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	803
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1985 / 31

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 176,286 115.60 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 7 Indicated Value 203,260 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	91.65	Total Misc Impr	+ 13,205	Roofing Adj	+ 2.81	Garage Cost	+ 15,232
Subfloor Adj	+ -0.73	Total RCN	= 202,943	Heat/Cool Adj	+ 11.47	Depreciation (41%)	- 83,207
Plumbing Adj	+ 9.23	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 119,736
Adj Base Cost	= 114.43	Lot Value	+ 46,296	Total Area	x 1,525	Indicated Value	= 166,032
		Value Per SqFt	108.87	Adjusted Cost	= 174,506		

Value Reconciliation
Selected Approach Cost Approach Improvements 119,736 Lot Value 46,296 Indicated Value 166,032 108.87 Per SqFt Agland Value Site Improvements Total Value 166,032 108.87 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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	43919		128	128	23.84		3,052
PRCH	SLAB PORCH - COVERED	43921		215	215	23.52		5,057



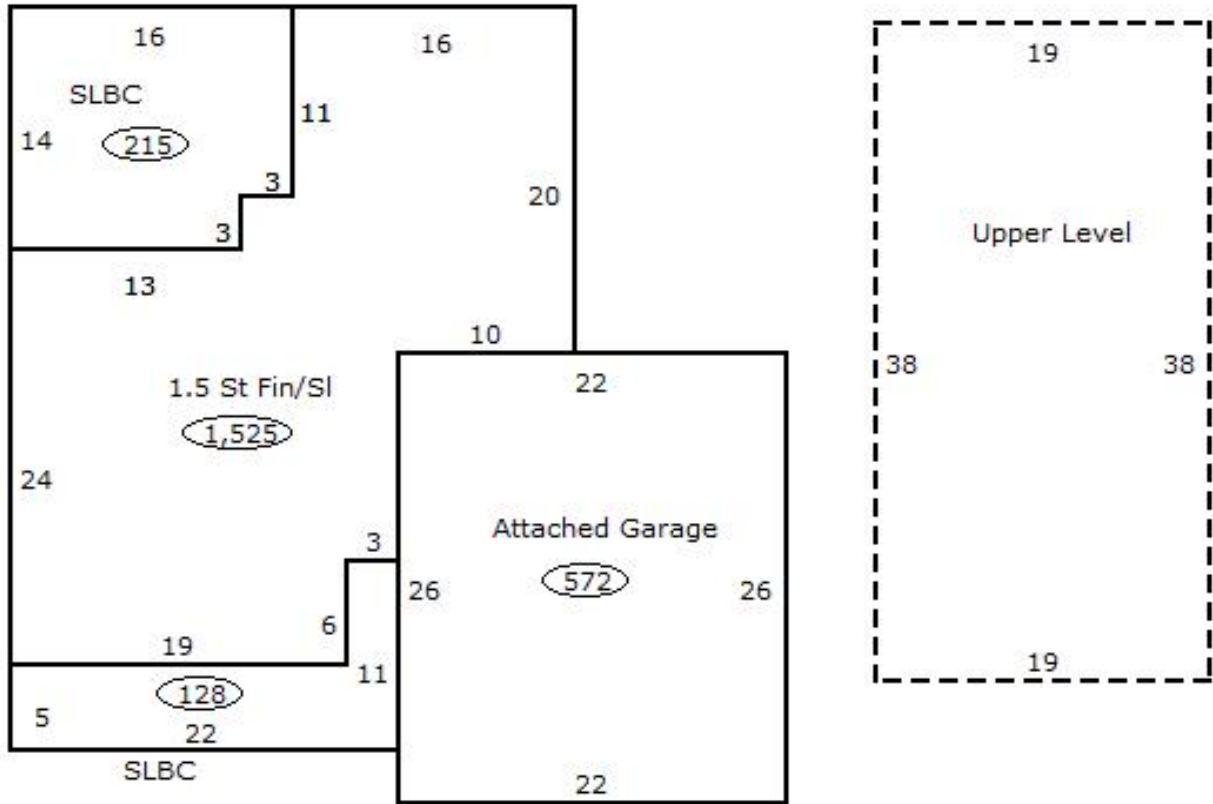
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	803	1.899	1,525
2	G	1		13	Attached Garage	572	1.000	572
3	M	PRCH		13	SLBC	128	1.000	128
4	U	^UL	Overhang	13	Upper Level	722	1.000	722
5	M	PRCH		13	SLBC	215	1.000	215
Total Building Area						803		1,525



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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 (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						