



# 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	660019689								
Parcel ID	000000-00-0-00348-002-0014								
Cadastral ID	23-21-14-02370								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	265628								
FRAKES, JOHN L & JAN K									
17410 E 89TH ST N OWASSO OK 74055-0000									
Parcel Location									
Situs	17410 E 89TH ST N								
Subdivision	GREEN MEADOWS 2								
Lot/Block	0014 / 0002	Parcel Size 1 - Lots							
Sec/Twn/Rng	23 / 21 / 14 / 5								
Neighborhood	1212 - R-V04-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.28275895 -95.78409927									
Building Permits									
LOT 14 BLOCK 2 GREEN MEADOWS EST. 2									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	1063/483 785/703	PLUMLEE, JACK R &	04/30/1997	108,500	Yes
								82,500	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	1998	Land Value	120,494	47,915	11%	5,271	Assessed	23,724	2,324.00
Year Frozen	0	Improvements	174,936	167,752		18,453	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00
TIF Project ID	0	Total Value	295,430	215,667		23,724	Total Taxable	22,724	2,226.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660019689	FRAKES, JOHN L & JAN K			3	283,890	1000	22,033	2,158.00
2024	2024-660019689	FRAKES, JOHN L & JAN K			3	281,536	1000	21,362	2,052.00
2023	2023-660019689	FRAKES, JOHN L & JAN K			3	215,930	1000	20,710	1,941.00
2022	2022-660019689	FRAKES, JOHN L & JAN K			3	192,813	1000	20,078	1,967.00
2021	2021-660019689	FRAKES, JOHN L & JAN K			3	186,038	1000	19,464	1,883.00
2020	2020-660019689	FRAKES, JOHN L & JAN K			3	183,252	1000	19,027	1,838.00
2019	2019-660019689	FRAKES, JOHN L & JAN K			3	176,759	1000	18,443	1,783.00
2018	2018-660019689	FRAKES, JOHN L & JAN K			3	183,407	1000	19,175	1,785.00
2017	2017-660019689	FRAKES, JOHN L & JAN K			3	182,031	1000	18,848	1,773.00
2016	2016-660019689	FRAKES, JOHN L & JAN K			3	177,773	1000	18,270	1,720.00
2015	2015-660019689	FRAKES, JOHN L & JAN K			3	173,172	1000	17,708	1,679.00
2014	2014-660019689	FRAKES, JOHN L & JAN K			3	174,597	1000	17,164	1,643.00
2013	2013-660019689	FRAKES, JOHN L & JAN K			3	165,667	1000	16,635	1,558.00



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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.063 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 46,305.00 x 2.60 = 120,494 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 120,494		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	80% Veneer, Stone 20% Frame, Siding, Wood
<b>Base/Total Area</b>	1,558 / 1,558
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,558
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	1,176 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1981 / 34

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	259,215	166.38	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	317,300		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	109.01	<b>Total Misc Impr</b>	+ 20,147				
<b>Roofing Adj</b>	+ 4.48	<b>Garage Cost</b>	+ 30,176				
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 257,288				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 44%)</b>	- 113,207				
<b>Plumbing Adj</b>	+ 9.03	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 144,081				
<b>Adj Base Cost</b>	= 132.84	<b>Lot Value</b>	+ 120,494				
<b>Total Area</b>	x 1,558	<b>Indicated Value</b>	= 264,575				
<b>Adjusted Cost</b>	= 206,965	<b>Value Per SqFt</b>	169.82				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	144,081		
<b>Lot Value</b>	120,494		
<b>Indicated Value</b>	264,575	169.82	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	30,855		
<b>Total Value</b>	295,430	189.62	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	47759		194	194	23.59		4,576
EPSW	ENCLOSED PORCH - SOLID WALL	47760	12x12		144	62.53		9,004
PATO	SLAB PORCH - OPEN	47761	14x10		140	10.51		1,471



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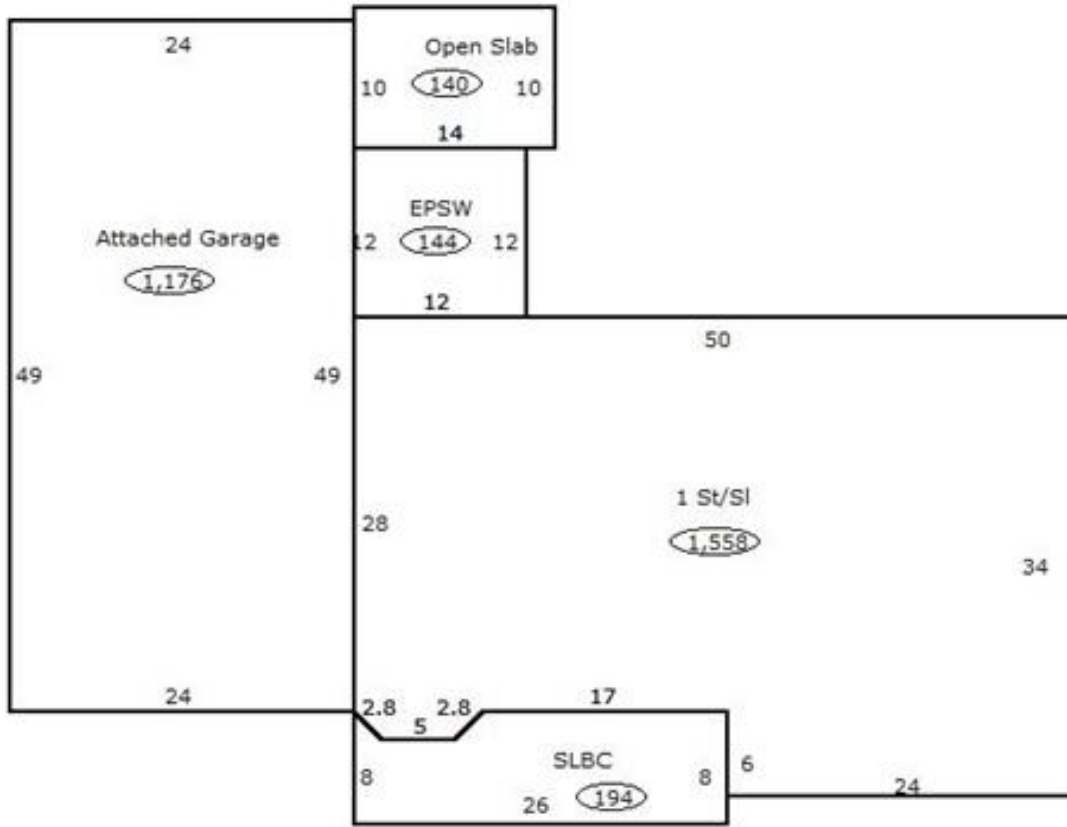
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,558	1.000	1,558
2	G	1		13	Attached Garage	1,176	1.000	1,176
3	M	PRCH		13	SLBC	194	1.000	194
4	M	EPSW		13	EPSW	144	1.000	144
5	M	PATO		13	Open Slab	140	1.000	140
<b>Total Building Area</b>						1,558		1,558



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	30x40x0			1,200	
	Qual 2	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (30.25 x 1,200)		36,300		36,300	5,445	30,855
	CPDT	CARPORT - DETACHED	24x40x0			960	
	Qual 2	Cond 3	Year	Eff Age	1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (10.84 x 960)		10,406		10,406	10,406	
	STF	STG FAIR	10x12x0			120	
	Qual 2	Cond 3	Year	Eff Age	1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x 120)		562		562	562	