



# 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	660022120				No Image On File									
Parcel ID	000000-00-0-00273-001-0006													
Cadastral ID	26-21-14-05390													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	269209													
FRIDLEY, R MARK														
16335 E 81ST CT N OWASSO OK 74055-0000														
<b>Parcel Location</b>														
Situs	16335 E 81ST CT N													
Subdivision	EAGLES NEST													
Lot/Block	0006 / 0001	Parcel Size 1 - Lots												
Sec/Twn/Rng	26 / 21 / 14 / 5													
Neighborhood	1212 - R-V04-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
<b>Legal Description</b> Lat/Long: 36.27269561 -95.79001874														
<b>Building Permits</b>														
LOT 6 BLOCK 1 EAGLES NEST														
<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										
<b>Exemptions</b>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	1129/822	LOGSDON, ROY KEVIN &	08/26/1998	152,000	Yes					
					901/821	WESTSTAR BANK	12/11/1992	20,000	Yes					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	1999	Land Value	121,456	57,367	11%	6,310	Assessed	36,936	3,618.25					
Year Frozen	0	Improvements	339,256	278,419		30,626	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00					
TIF Project ID	0	Total Value	460,712	335,786		36,936	Total Taxable	35,936	3,520.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660022120	FRIDLEY, R MARK			3	445,206	1000	34,861	3,415.00					
2024	2024-660022120	FRIDLEY, R MARK			3	444,515	1000	33,816	3,249.00					
2023	2023-660022120	FRIDLEY, R MARK			3	333,613	1000	32,802	3,074.00					
2022	2022-660022120	FRIDLEY, R MARK			3	320,727	1000	31,818	3,117.00					
2021	2021-660022120	FRIDLEY, R MARK			3	289,654	1000	30,862	2,986.00					
2020	2020-660022120	FRIDLEY, R MARK			3	290,638	1000	30,417	2,938.00					
2019	2019-660022120	FRIDLEY, R MARK			3	277,295	1000	29,502	2,852.00					
2018	2018-660022120	FRIDLEY, R MARK			3	285,750	1000	30,433	2,833.00					
2017	2017-660022120	FRIDLEY, R MARK			3	283,668	1000	29,758	2,799.00					
2016	2016-660022120	FRIDLEY, R MARK			3	276,957	1000	28,863	2,717.00					
2015	2015-660022120	FRIDLEY, R MARK			3	270,078	1000	27,993	2,655.00					
2014	2014-660022120	FRIDLEY, R MARK			3	277,631	1000	27,148	2,599.00					
2013	2013-660022120	FRIDLEY, R MARK			3	262,727	1000	26,329	2,466.00					



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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0841	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	47,221.00 x 2.57 = 121,456	
Factor Value		
Adjustments	1.0000	
Lot Value	121,456	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,920 / 3,276
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,920
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1992 / 26

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	450,301 137.45 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	4,510 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	95.19	Total Misc Impr	+ 13,559
Roofing Adj	+ 3.59	Garage Cost	+ 23,663
Subfloor Adj	+ -2.73	Total RCN	= 430,506
Heat/Cool Adj	+ 16.31	Depreciation ( 32%)	- 137,762
Plumbing Adj	+ 7.69	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 292,744
Adj Base Cost	= 120.05	Lot Value	+ 121,456
Total Area	x 3,276	Indicated Value	= 414,200
Adjusted Cost	= 393,284	Value Per SqFt	126.43

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	292,744
Lot Value	121,456
Indicated Value	414,200 126.43 Per SqFt
Agland Value	
Site Improvements	46,512
Total Value	460,712 140.63 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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	53981	10x10		100	32.88		3,288
PRCH	SLAB PORCH - COVERED	53982	23x4		92	32.90		3,027



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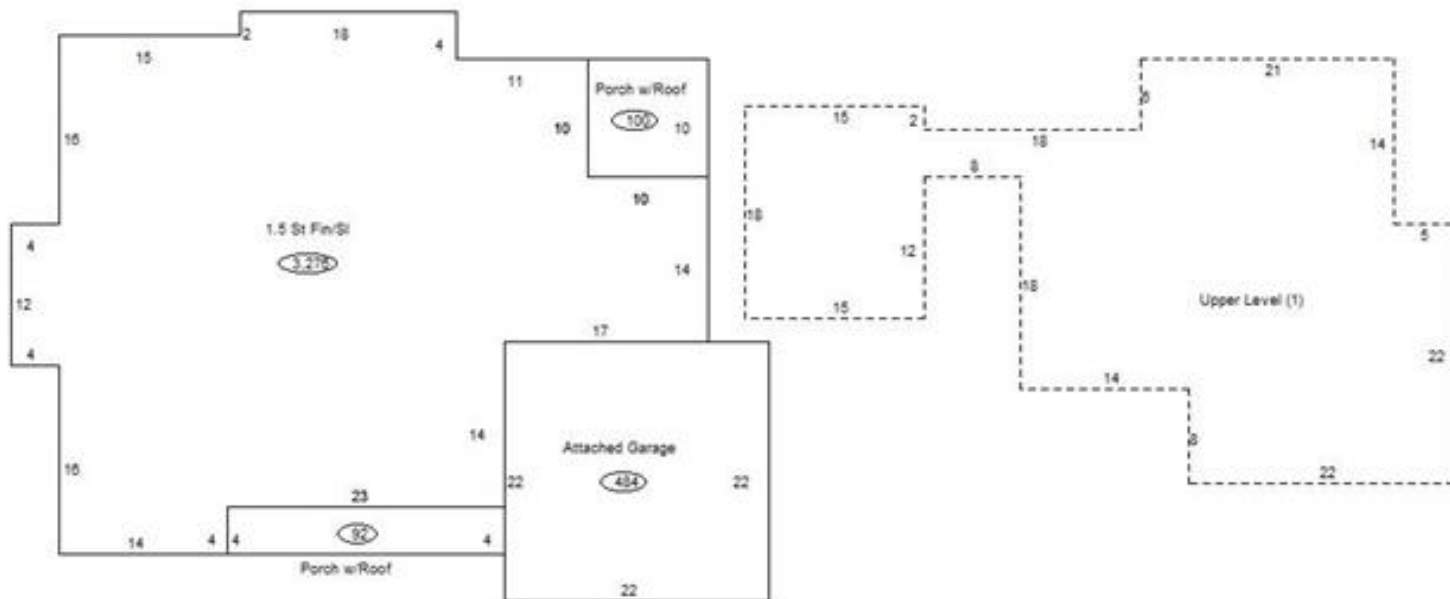
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,920	1.706	3,276
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	100	1.000	100
4	M	PRCH		13	SLBC	92	1.000	92
5	U	^UL		13	Upper Level (1)	1,356	1.000	1,356
<b>Total Building Area</b>						1,920		3,276



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			2,400
	Qual 2	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (25.84 x 2,400)		62,016	62,016	15,504	46,512	