




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 660025980 Parcel ID 22N16E-30-2-00000-000-0000 Cadastral ID 30-22-16-00300 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 335896 FRANKS, ALEC JOHN & STACY MICHELE 10052 E 450 RD CLAREMORE OK 74017-0000 Parcel Location Situs 10052 E 450 RD Subdivision Lot/Block / Parcel Size 1 - Acres Sec/Twn/Rng 30 / 22 / 16 / 2 Neighborhood 2116 - UNPLATTED School District S004 - OOLOGAH SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-2-15\IMG_002' 2/15/2023</p>														
Legal Description Lat/Long: 36.36484860 -95.64822660																			
W 264.6' E2 N2 N2 OF LOT 1 LESS E 132.2' OF W 264.4 THEREOF					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>5550</td> <td>NEW HOME</td> <td>05/1999</td> <td>01/2001</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	5550	NEW HOME	05/1999	01/2001	
Number	Description	Opened	Closed	Amount															
5550	NEW HOME	05/1999	01/2001																
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	EDWARDS, DENNIS & FRANCIS	09/20/2021	260,000	YES										
					2680/481	SELVY, JAMES WESLEY	12/05/2017	151,500	YES										
					2482/291	CROW, KEVIN A	06/24/2015	142,000	YES										
					2389/253	JPMORGAN CHASE BANK NA	02/19/2014	130,000	3										
					2360/725	MATLOCK, WESLEY C &	09/25/2013	0	10										
					1880/529	BARTON, GORDON D	06/20/2007	169,500	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax										
Remove Cap	2022		Land Value 40,626	25,058	11%	2,756	Assessed	31,251	3,380.78										
Year Frozen	0		Improvements 278,103	259,051		28,495	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-94.00										
TIF Project ID	0		Total Value 318,729	284,109		31,251	Total Taxable	30,251	3,287.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660025980	FRANKS, ALEC JOHN &			10	304,334	1000	29,341	3,188.00										
2024	2024-660025980	FRANKS, ALEC JOHN &			10	317,699	1000	28,458	2,995.00										
2023	2023-660025980	FRANKS, ALEC JOHN &			10	260,000	1000	27,600	2,884.00										
2022	2022-660025980	FRANKS, ALEC JOHN &			10	260,463	0	28,651	2,966.00										
2021	2021-660025980	FRANKS, ALEC JOHN &			10	163,187	0	17,951	1,871.00										
2020	2020-660025980	EDWARDS, DENNIS & FRANCIS			10	162,281	0	17,292	1,829.00										
2019	2019-660025980	EDWARDS, DENNIS & FRANCIS			10	149,712	0	16,469	1,709.00										
2018	2018-660025980	EDWARDS, DENNIS & FRANCIS			10	155,383	0	17,093	1,836.00										
2017	2017-660025980	SELVY, JAMES WESLEY			10	164,339	0	18,078	2,056.00										
2016	2016-660025980	SELVY, JAMES WESLEY			10	160,279	0	17,631	1,825.00										
2015	2015-660025980	SELVY, JAMES WESLEY			10	176,660	0	19,433	1,903.00										
2014	2014-660025980	CROW, KEVIN A			10	181,234	0	19,936	1,951.00										
2013	2013-660025980	MATLOCK, WESLEY C &			10	185,002	0	19,664	1,861.00										



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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1197 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 48,772.00 x .83 = 40,626 Factor Value Adjustments 1.0000 Lot Value 40,626		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,260 / 2,208
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,260
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2000 / 16



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-2-15\IMG_002' 2/15/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	303,342	137.38	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	93.54	Total Misc Impr	+ 8,648				
Roofing Adj	+ 3.57	Garage Cost	+ 0				
Subfloor Adj	+ -2.80	Total RCN	= 278,068				
Heat/Cool Adj	+ 16.31	Depreciation (17%)	- 47,272				
Plumbing Adj	+ 11.40	Lump Sums	+ 9,097				
Basement Adj	+ 0.00	RCNLD	= 239,893				
Adj Base Cost	= 122.02	Lot Value	+ 40,626				
Total Area	x 2,208	Indicated Value	= 280,519				
Adjusted Cost	= 269,420	Value Per SqFt	127.05				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	239,893		
Lot Value	40,626		
Indicated Value	280,519	127.05	Per SqFt
Agland Value			
Site Improvements	38,210		
Total Value	318,729	144.35	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	63511	45x6		270	32.03		8,648
WODC	WOOD DECK - COVERED	142242	20x9		180	50.54		9,097



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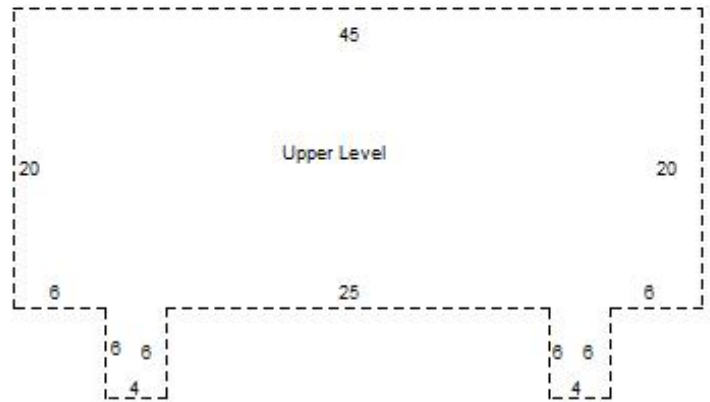
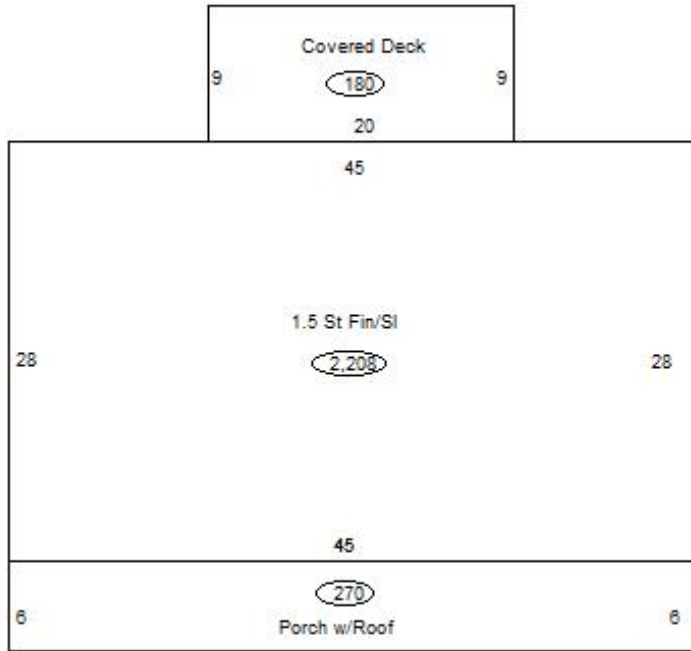
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Sketch Image

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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/SI	1,260	1.752	2,208
2	M	PRCH		13	SLBC	270	1.000	270
3	U	^UL	Overhang	13	Upper Level	948	1.000	948
4	M	WODC		13	WODC	180	1.000	180
Total Building Area						1,260		2,208



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,550	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
	Base Cost (28.53 x 1,550)		44,222		44,222	6,633	37,589
	LT	LEAN-TO	0x0x0			160	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 160)		467		467	70	397
	STF	STG FAIR	8x10x0			80	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 80)		374		374	150	224