



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	660029338													
Parcel ID	21N15E-34-4-00000-000-0000													
Cadastral ID	34-21-15-01000													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 4												
Tax Area	4 - VERDIGRIS/VERD FIRE													
Name ID	317586													
FRY, REX ALLEN														
24655 S 4106 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	24655 S 4106 RD													
Subdivision														
Lot/Block	/	Parcel Size	3.11 - Acres											
Sec/Twn/Rng	34 / 21 / 15 / 4													
Neighborhood	6090 - UNPLATTED													
School District	S008 - VERDIGRIS SCHOOLS													
Legal Description Lat/Long: 36.25421957 -95.69064446														
TR COMM NE/C SE/4 SEC; S88.4556W 660.19'; S01.0449E 660.31'; S88 4538W 416.54' TO POB; S01.0428E 556'; S88.4520W 243.71'; N01 0428W 556.02'; N88.4538E 243.71' TO POB														
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 colspan="5"> </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					
					2512/889	FRY, MINNIE MARY	11/09/2015		0 4					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax					
Remove Cap	0	Land Value	63,746	37,990	11%	4,179	Assessed	8,828	919.28					
Year Frozen		Improvements	51,529	42,269		4,649	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	115,275	80,259		8,828	Total Taxable	8,828	919.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660029338	FRY, REX ALLEN			4	113,812	0	8,408	876.00					
2024	2024-660029338	FRY, REX ALLEN			4	117,315	0	8,007	767.00					
2023	2023-660029338	FRY, REX ALLEN			4	122,057	0	7,627	720.00					
2022	2022-660029338	FRY, REX ALLEN			4	123,460	0	7,264	698.00					
2021	2021-660029338	FRY, REX ALLEN			4	132,937	0	6,918	647.00					
2020	2020-660029338	FRY, REX ALLEN			4	128,840	0	6,588	618.00					
2019	2019-660029338	FRY, REX ALLEN			4	121,024	0	6,274	598.00					
2018	2018-660029338	FRY, REX ALLEN			4	124,398	0	5,976	570.00					
2017	2017-660029338	FRY, REX ALLEN			4	123,783	0	5,691	544.00					
2016	2016-660029338	FRY, REX ALLEN			4	121,609	0	5,421	520.00					
2015	2015-660029338	FRY, MINNIE MARY			4	135,870	1000	8,386	820.00					
2014	2014-660029338	FRY, MINNIE MARY			4	137,037	1000	8,386	777.00					
2013	2013-660029338	FRY, MINNIE MARY			4	136,164	1000	8,113	779.00					



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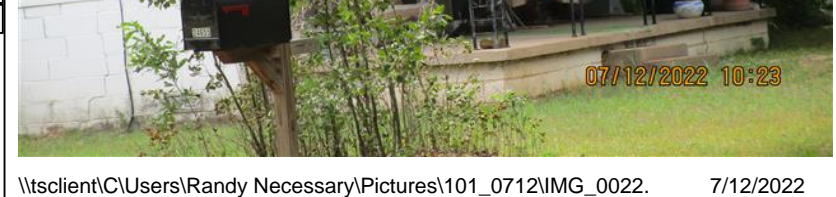
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Lot Data	Square-Foot - NBHD 6090 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	3.0536	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	133,016.00 x .48 = 63,746	
Factor Value		
Adjustments	1.0000	
Lot Value	63,746	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Masonry, Concrete Block 50% Frame, Siding
Base/Total Area	1,396 / 1,396
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1947 / 59



\\tsclient\C\Users\Randy Necessary\Pictures\101_0712\IMG_0022. 7/12/2022

Cost Approach		Manual : 01/2025	
Base Cost	87.49	Total Misc Impr	+ 6,797
Roofing Adj	+ 3.96	Garage Cost	+
Subfloor Adj	+ 2.30	Total RCN	= 143,745
Heat/Cool Adj	+ 0.76	Depreciation (66%)	- 94,872
Plumbing Adj	+ 3.59	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 48,873
Adj Base Cost	= 98.10	Lot Value	+ 63,746
Total Area	x 1,396	Indicated Value	= 112,619
Adjusted Cost	= 136,948	Value Per SqFt	80.67

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	70,777	50.70	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	48,873		
Lot Value	63,746		
Indicated Value	112,619	80.67	Per SqFt
Agland Value			
Site Improvements	2,656		
Total Value	115,275	82.58	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	70152	24x8		192	20.69		3,972
PATO	SLAB PORCH - OPEN	70153	26x14		364	7.76		2,825



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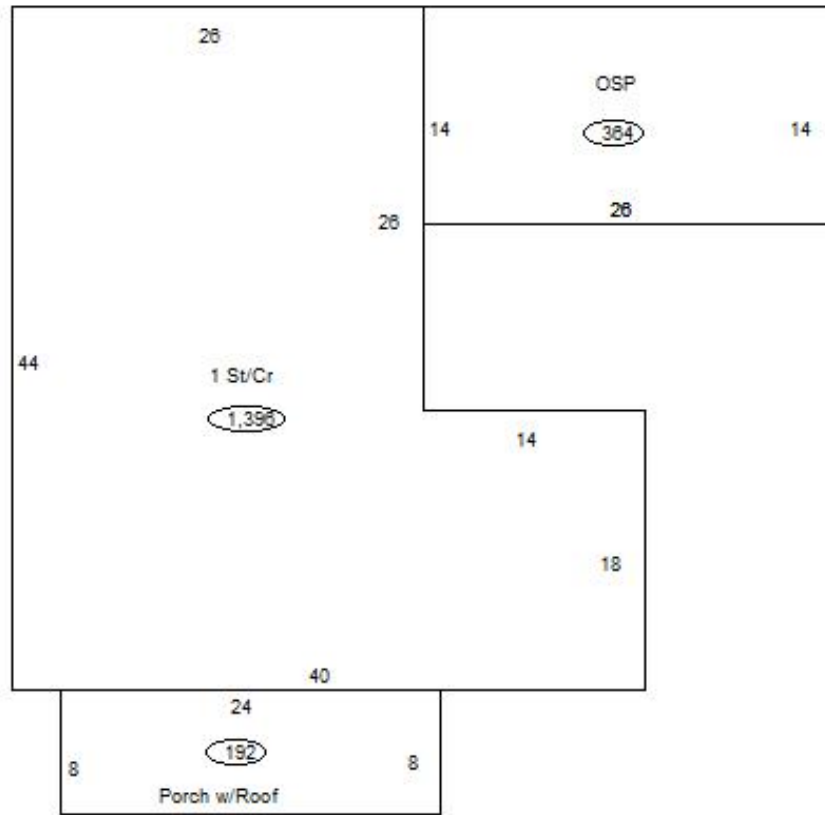
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,396	1.000	1,396
2	M	PRCH		13	SLBC	192	1.000	192
3	M	PATO		13	Open Slab	364	1.000	364
Total Building Area						1,396		1,396



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			432	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD	
	Base Cost (10.48 x 432)		4,527		4,527	3,395	1,132
	STF	STG FAIR	0x0x0			400	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 400)		1,872		1,872	1,217	655
	STF	STG FAIR	0x0x0			120	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 120)		562		562	365	197
	CP	CARPORT DIRT	0x0x0			480	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
	Base Cost (3.50 x 480)		1,680		1,680	1,008	672