




# 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	660030728				 <p>\\tsclient\T\TOMMY DUNLAP\New folder (99)\IMG_0019.JPG 8/17/2022</p>									
Parcel ID	22N15E-35-3-00000-000-0000													
Cadastral ID	35-22-15-01400													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 4												
Tax Area	10 - OOLOGAH RURAL/NW FIRE													
Name ID	198814													
FRYMAN, LARRY RAY														
8403 E 470 RD UNIT B CLAREMORE OK 74017-1593														
Parcel Location														
Situs	08403 E 470 RD UNIT													
Subdivision														
Lot/Block	/	Parcel Size 5 - Acres												
Sec/Twn/Rng	35 / 22 / 15 / 3													
Neighborhood	6080 - UNPLATTED													
School District	S004 - OOLOGAH SCHOOLS													
Legal Description Lat/Long: 36.33732758 -95.68157329														
W2 SW SE SW LESS .20 AC TO LOWRY PLUS .20 AC TR IN SW SW DESC AS BEG: 53' N OF SE/C SW SW; N 160.5'; SWLY 153'; SELY 53' 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" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax						
Remove Cap	0	Land Value	117,368	37,020	11%	4,072	Assessed	5,082 549.78						
Year Frozen	2016	Improvements	29,110	9,182		1,010	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -94.00						
TIF Project ID	0	Total Value	146,478	46,202		5,082	Total Taxable	4,082 456.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660030728	FRYMAN, LARRY RAY	10	144,747	1000	4,082	455.00							
2024	2024-660030728	FRYMAN, LARRY RAY	10	148,964	1000	4,082	441.00							
2023	2023-660030728	FRYMAN, LARRY RAY	10	110,856	1000	4,083	438.00							
2022	2022-660030728	FRYMAN, LARRY RAY	10	97,748	1000	4,082	437.00							
2021	2021-660030728	FRYMAN, LARRY RAY	10	103,582	1000	4,082	439.00							
2020	2020-660030728	FRYMAN, LARRY RAY	10	98,175	1000	4,082	445.00							
2019	2019-660030728	FRYMAN, LARRY RAY	10	89,956	1000	4,083	438.00							
2018	2018-660030728	FRYMAN, LARRY RAY	10	90,599	1000	4,083	453.00							
2017	2017-660030728	FRYMAN, LARRY RAY	10	90,347	1000	4,083	478.00							
2016	2016-660030728	FRYMAN, LARRY RAY	10	89,789	1000	4,083	437.00							
2015	2015-660030728	FRYMAN, LARRY RAY	10	89,192	1000	3,934	399.00							
2014	2014-660030728	FRYMAN, LARRY RAY	10	89,388	1000	3,790	382.00							
2013	2013-660030728	FRYMAN, LARRY RAY	10	87,961	1000	3,651	357.00							



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Lot Data	Square-Foot - NBHD 6080 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	5	
Non-Ag Acres	5.148	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	224,248.00 x .52 = 117,368	
Factor Value		
Adjustments	1.0000	
Lot Value	117,368	

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,112 / 1,112
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	1,112
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 120

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	50,001 44.96 Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	110.71	Total Misc Impr	+ 7,079
Roofing Adj	+ 5.03	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 141,642
Heat/Cool Adj	+ 0.76	Depreciation ( 80%)	- 113,314
Plumbing Adj	+ 4.51	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 28,328
Adj Base Cost	= 121.01	Lot Value	+ 117,368
Total Area	x 1,112	Indicated Value	= 145,696
Adjusted Cost	= 134,563	Value Per SqFt	131.02

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	28,328
Lot Value	117,368
Indicated Value	145,696 131.02 Per SqFt
Agland Value	
Site Improvements	782
Total Value	146,478 131.72 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	4,576.55		4,577
EPSW	ENCLOSED PORCH - SOLID WALL	72849		9x5	45	55.61		2,502



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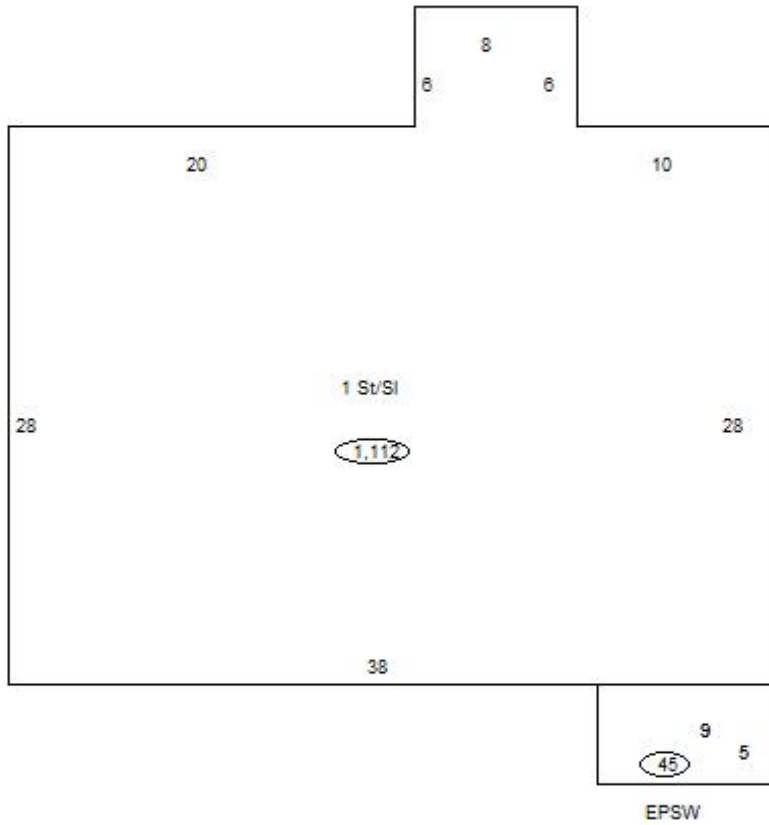
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,112	1.000	1,112
2	M	EPSW		10	EPSW	45	1.000	45
<b>Total Building Area</b>						1,112		1,112



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			540
	Qual 1	Cond 1	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (7.24 x 540) 3,910		3,910	3,128	782

	STF	STG FAIR	0x0x0			528
	Qual 1	Cond 1	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 528) 2,471		2,471	2,471	