



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:15:44
Page 1

Assessment Data					Primary Image				
Account	660031541				<p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-06-27\IMG_0027.JPG 6/29/2022</p>				
Parcel ID	000000-00-0-00075-004-0008								
Cadastral ID	36-21-15-08710								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	323194								
FROESE, LOGAN									
9472 E CHERRYWOOD DR CLAREMORE OK 74019-0000									
Parcel Location									
Situs	09472 CHERRYWOOD								
Subdivision	BRIDGEPORT 1								
Lot/Block	0008 / 0004	Parcel Size	1 - Lots						
Sec/Twn/Rng	36 / 21 / 15 / 5								
Neighborhood	1109 - R-V03-SW VERDIGRIS								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.25141725 -95.66090556									
Building Permits									
LOT 8 BLOCK 4 BRIDGEPORT 1									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		2676/663	WARDCO	11/20/2017	110,000	YES
					2604/488	SEC OF HUD	01/04/2017	0	3
					2579/278	BEYER, NICHOLAS	04/21/2016	0	10
					1971/912	KROPFF, JASON PAUL	08/04/2008	105,500	YES
					1285/525	JOHNSON, BRENDA L &	04/27/2001	83,000	No
					975/664	VREELAND, FRANK	11/30/1994	57,000	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2018	Land Value	37,842	36,249	11%	3,987	Assessed	16,767	1,745.98
Year Frozen	0	Improvements	116,179	116,179		12,780	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	154,021	152,428		16,767	Total Taxable	16,767	1,746.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660031541	FROESE, LOGAN	80	151,334	0	15,969	1,663.00		
2024	2024-660031541	FROESE, LOGAN	80	154,010	0	15,208	1,458.00		
2023	2023-660031541	FROESE, LOGAN	80	133,492	0	14,484	1,367.00		
2022	2022-660031541	FROESE, LOGAN	80	133,489	0	13,794	1,326.00		
2021	2021-660031541	FROESE, LOGAN	80	127,746	0	13,137	1,229.00		
2020	2020-660031541	FROESE, LOGAN	80	118,165	0	12,512	1,174.00		
2019	2019-660031541	FROESE, LOGAN	80	108,331	0	11,916	1,135.00		
2018	2018-660031541	FROESE, LOGAN	80	112,433	0	12,368	1,178.00		
2017	2017-660031541	WARDCO	80	111,535	0	12,269	1,172.00		
2016	2016-660031541	SEC OF HUD	80	108,836	0	11,972	1,147.00		
2015	2015-660031541	BEYER, NICHOLAS	80	107,767	1000	10,854	1,058.00		
2014	2014-660031541	BEYER, NICHOLAS	80	108,589	1000	10,635	982.00		
2013	2013-660031541	BEYER, NICHOLAS	80	107,633	1000	10,296	985.00		



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Date 04/16/2026
 Time 22:15:45
 Page 2

Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.146 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 6,360.00 x 5.95 = 37,842 Factor Value Adjustments 1.0000 Lot Value 37,842		<p>\\tsclient\TOM\COMMERCIAL PICS\2022-06-27\IMG_0027.JPG 6/29/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	1,187 / 1,187
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,187
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1994 / 24

Cost Approach		Manual : 01/2025	
Base Cost	102.32	Total Misc Impr	+ 6,354
Roofing Adj	+ 4.67	Garage Cost	+ 11,256
Subfloor Adj	+ -1.22	Total RCN	= 170,852
Heat/Cool Adj	+ 11.47	Depreciation (32%)	- 54,673
Plumbing Adj	+ 11.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 116,179
Adj Base Cost	= 129.10	Lot Value	+ 37,842
Total Area	x 1,187	Indicated Value	= 154,021
Adjusted Cost	= 153,242	Value Per SqFt	129.76

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	148,003	124.69	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	150,380		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	116,179		
Lot Value	37,842		
Indicated Value	154,021	129.76	Per SqFt
Agland Value			
Site Improvements			
Total Value	154,021	129.76	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	75014	165		165	23.70		3,911
PRCH	SLAB PORCH - COVERED	75015	17x6		102	23.95		2,443



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 Time 22:15:45
 Page 3

Sketch Image

660031541



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,187	1.000	1,187
2	G	1		13	Attached Garage	380	1.000	380
3	M	PRCH		13	SLBC	165	1.000	165
4	M	PRCH		13	SLBC	102	1.000	102
Total Building Area						1,187		1,187