



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	660077046													
Parcel ID	000000-00-0-00322-001-0013													
Cadastral ID	32-23-17-07420													
Property Type	REAL - Real Property													
Property Class	URP	VI Area 2												
Tax Area	33 - FOYIL OT/FOYIL FIRE													
Name ID	273746													
FROST, GENE & ETHEL														
17420 E MEADOW LANE CLAREMORE OK 74017-0000														
Parcel Location														
Situs	17420 MEADOW LN													
Subdivision	FOYIL MEADOWS I													
Lot/Block	0013 / 0001	Parcel Size 1 - Lots												
Sec/Twn/Rng	32 / 23 / 17 / 5													
Neighborhood	1033 - R-V02-NE FOYIL													
School District	S007 - FOYIL SCHOOLS													
Legal Description Lat/Long: 36.42737347 -95.51852624														
Building Permits														
LOT 13 BLOCK 1 FOYIL MEADOWS I														
<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										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	1692/884	STIMSON, DARIS D	07/07/2005	67,500	13					
					1690/263	FEDERAL HOME LOAN MTG CORP	06/14/2005	0	1					
					1628/91	SWAIM, MATTHEW I & JULIE C	10/08/2004	0	10					
					1316/730	FOYIL MEADOWS LLC	08/10/2001	21,000	YES					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax					
Remove Cap	2006	Land Value	21,594	15,232	11%	1,676	Assessed	6,330	643.51					
Year Frozen	2006	Improvements	3,912	2,759		303	Penalty	0						
Uncapped Value	0	Mobile Home	56,067	39,550		4,351	Exemption	1,000	-89.00					
TIF Project ID	0	Total Value	81,573	57,541		6,330	Total Taxable	5,330	555.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660077046	FROST, GENE & ETHEL			33	80,997	1000	5,330	555.00					
2024	2024-660077046	FROST, GENE & ETHEL			33	85,657	1000	5,329	569.00					
2023	2023-660077046	FROST, GENE & ETHEL			33	65,502	1000	5,329	569.00					
2022	2022-660077046	FROST, GENE & ETHEL			33	63,525	1000	5,330	572.00					
2021	2021-660077046	FROST, GENE & ETHEL			33	63,910	1000	5,329	558.00					
2020	2020-660077046	FROST, GENE & ETHEL			33	64,218	1000	5,330	580.00					
2019	2019-660077046	FROST, GENE & ETHEL			33	61,695	1000	5,330	583.00					
2018	2018-660077046	FROST, GENE & ETHEL			33	64,888	1000	5,329	572.00					
2017	2017-660077046	FROST, GENE & ETHEL			33	64,384	1000	5,329	574.00					
2016	2016-660077046	FROST, GENE & ETHEL			33	59,220	1000	5,330	594.00					
2015	2015-660077046	FROST, GENE & ETHEL			33	59,258	1000	5,329	589.00					
2014	2014-660077046	FROST, GENE & ETHEL			33	59,811	1000	5,329	580.00					
2013	2013-660077046	FROST, GENE & ETHEL			33	59,259	1000	5,329	567.00					




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Lot Data		Square-Foot - NBHD 1033 #1		Primary Image				
Lot Size				 <p>\\tsclient\C\Documents and Settings\RLN.ROGERSCOUNTY\My D 7/12/2012</p>				
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.9915							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	43,188.00 x .50 = 21,594							
Factor Value								
Adjustments	1.0000							
Lot Value	21,594							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/							
Style								
HVAC								
Roof Cover								
Area on Slab								
Fixture/RghIn	/							
Bed/F/H Bath	/ /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	/							
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+	21,594				
Total Area	x	Indicated Value	=	21,594				
Adjusted Cost	= 0	Value Per SqFt		0.00				
				GRM Approach				
				GRM Code				
				Gross Rent	0.00			
				Indicated Value				
				Multiple Regression				
				MRA Code				
				Adusted R				
				Indicated Value				
				Direct Comparables				
				Selection Model	A Adam Test			
				Adjustment Model	1 2022 Residential			
				Comparables				
				Indicated Value				
				Value Reconciliation				
				Selected Approach	Cost Approach			
				Improvements				
				Lot Value	21,594			
				Indicated Value	21,594 0.00 Per SqFt			
				Agland Value				
				Site Improvements				
				Total Value	21,594 0.00 Total Value Per SqFt			
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	16x20x8	Gravel	Formed Metal	320
	Qual	3	Cond 3	Year 2018	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
	Base Cost (4.61 x 320)		1,475		1,475	1,475
	PCPT	Carport - Portable	12x20x8	Gravel	Formed Metal	240
	Qual	3	Cond 3	Year 2018	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
	Base Cost (4.43 x 240)		1,063		1,063	1,063
	SHDS	Shed - Small	12x20x8	Plank	Composition Shingle	240
	Qual	3	Cond 3	Year 2018	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
	Base Cost (22.62 x 240)		5,429		5,429	5,429
	SHDS	Shed - Small	6x10x8	Plank	Composition Shingle	60
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
	Base Cost (32.76 x 60)		1,966		1,966	1,966
	SHDS	Shed - Small	12x20x8	Plank	Composition Shingle	240
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
	Base Cost (22.62 x 240)		5,429		5,429	5,429
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120
	Qual	3	Cond 3	Year 2008	Eff Age 14	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
	Base Cost (25.97 x 120)		3,116		3,116	3,116



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 64 x 30
Condition	4 - Good
Quality	3.5 - Average
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,920 / 1,920
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2002 / 14

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	35.00	Total Misc Impr	+ 9,246				
Roofing Adj	+ 3.00	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 100,120				
Heat/Cool Adj	+ 2.70	Depreciation (44%)	- 44,053				
Plumbing Adj	+ 6.63	Lump Sums	+ 3,912				
Basement Adj	+ 0.00	RCNLD	= 59,979				
Adj Base Cost	= 47.33	Lot Value	+ 0				
Total Area	x 1,920	Indicated Value	= 59,979				
Adjusted Cost	= 90,874	Value Per SqFt	31.24				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	59,979		
Lot Value			
Indicated Value	59,979	31.24	Per SqFt
Agland Value			
Site Improvements			
Total Value	59,979	31.24	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	131712	20x10		200	46.23		9,246
WODO	WOOD DECK - OPEN	131713	10x6		60	32.81	30%	1,378
WODO	Wood Deck - Open	169724	10x8		80	31.67		2,534



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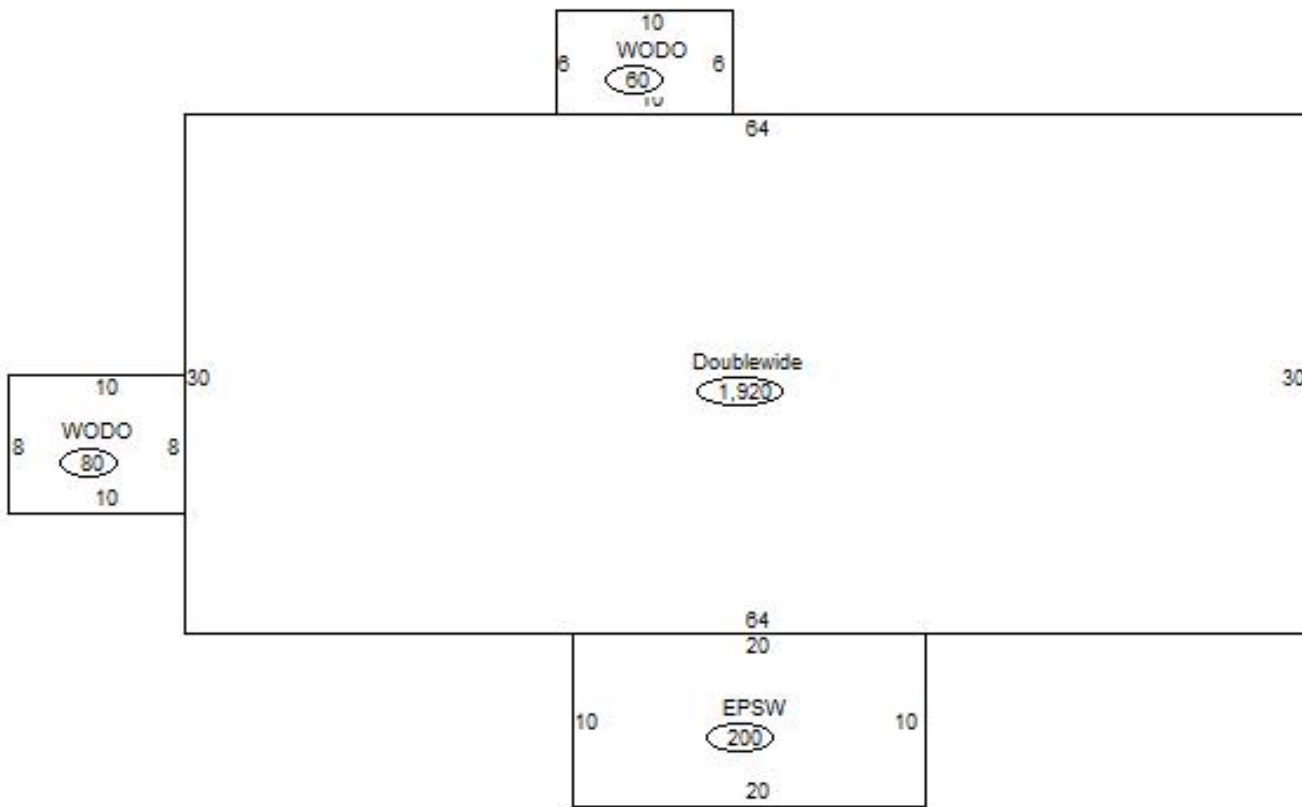
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		13	Doublewide	1,920	1.000	1,920
2	M	EPSW		13	EPSW	200	1.000	200
3	M	WODO		13	WODO	60	1.000	60
4	M	WODO		13	WODO	80	1.000	80
Total Building Area						1,920		1,920