



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 17:14:37
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Assessment Data					Primary Image																																																																																																																				
Account 660091329 Parcel ID 000000-00-0-00151-003-0007 Cadastral ID 31-22-16-02670 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 348558 FRENETTE FAMILY REVOCABLE TRUST 10085 RATLIFF DR CLAREMORE OK 74017-0000 Parcel Location Situs 10085 E RATLIFF DR Subdivision CEDAR SPRINGS Lot/Block 0007 / 0003 Parcel Size 2 - Lots Sec/Twn/Rng 31 / 22 / 16 / 5 Neighborhood 1114 - R-V01,4-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.34824707 -95.64896193																																																																																																																									
LOT 6 & 7 BLOCK 3 CEDAR SPRINGS					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>R25 013</td> <td>NEW DTCH ACC BLDG 40X60</td> <td>01/2025</td> <td>10/2025</td> <td>60,000</td> </tr> <tr> <td>WP 2016 11 13R18-</td> <td>NEW POOL</td> <td>11/2016</td> <td>12/2016</td> <td>27,000</td> </tr> <tr> <td>R2016 05 9</td> <td>R17-NEW 3150 SQ FT SFR</td> <td>05/2016</td> <td>12/2016</td> <td>299,465</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 013	NEW DTCH ACC BLDG 40X60	01/2025	10/2025	60,000	WP 2016 11 13R18-	NEW POOL	11/2016	12/2016	27,000	R2016 05 9	R17-NEW 3150 SQ FT SFR	05/2016	12/2016	299,465																																																																																												
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Lot Data		Square-Foot - NBHD 1114 #1
Lot Size		
Lot Count	0	
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND VALUE	0
		0
Method	Square-Foot	
Base Lot Value	117,239.00 x .76 = 88,626	
Factor Value		
Adjustments	1,4782	
Lot Value	131,003	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	66% 1 1/2 Story Finished 34% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,703 / 3,223
Style	66% 1 1/2 Story Finished - 34% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,703
Fixture/RghIn	16 /
Bed/F/H Bath	5 / 3.5 /
Basement Area	
Garage Type	1,139 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	644,056 199.83 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	261,620 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	452,233
Lot Value	131,003
Indicated Value	583,236 180.96 Per SqFt
Agland Value	
Site Improvements	152,564
Total Value	735,800 228.30 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.59	Total Misc Impr	+ 21,318
Roofing Adj	+ 4.81	Garage Cost	+ 51,733
Subfloor Adj	+ -3.75	Total RCN	= 491,558
Heat/Cool Adj	+ 16.31	Depreciation (8%)	- 39,325
Plumbing Adj	+ 8.89	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 452,233
Adj Base Cost	= 129.85	Lot Value	+ 131,003
Total Area	x 3,223	Indicated Value	= 583,236
Adjusted Cost	= 418,507	Value Per SqFt	180.96

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	130564	128		128	32.70		4,186
PRCH	SLAB PORCH - COVERED	130567	66		66	32.99		2,177
PRCH	SLAB PORCH - COVERED	130568	16x15		240	32.13		7,711
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	7,243.87		7,244



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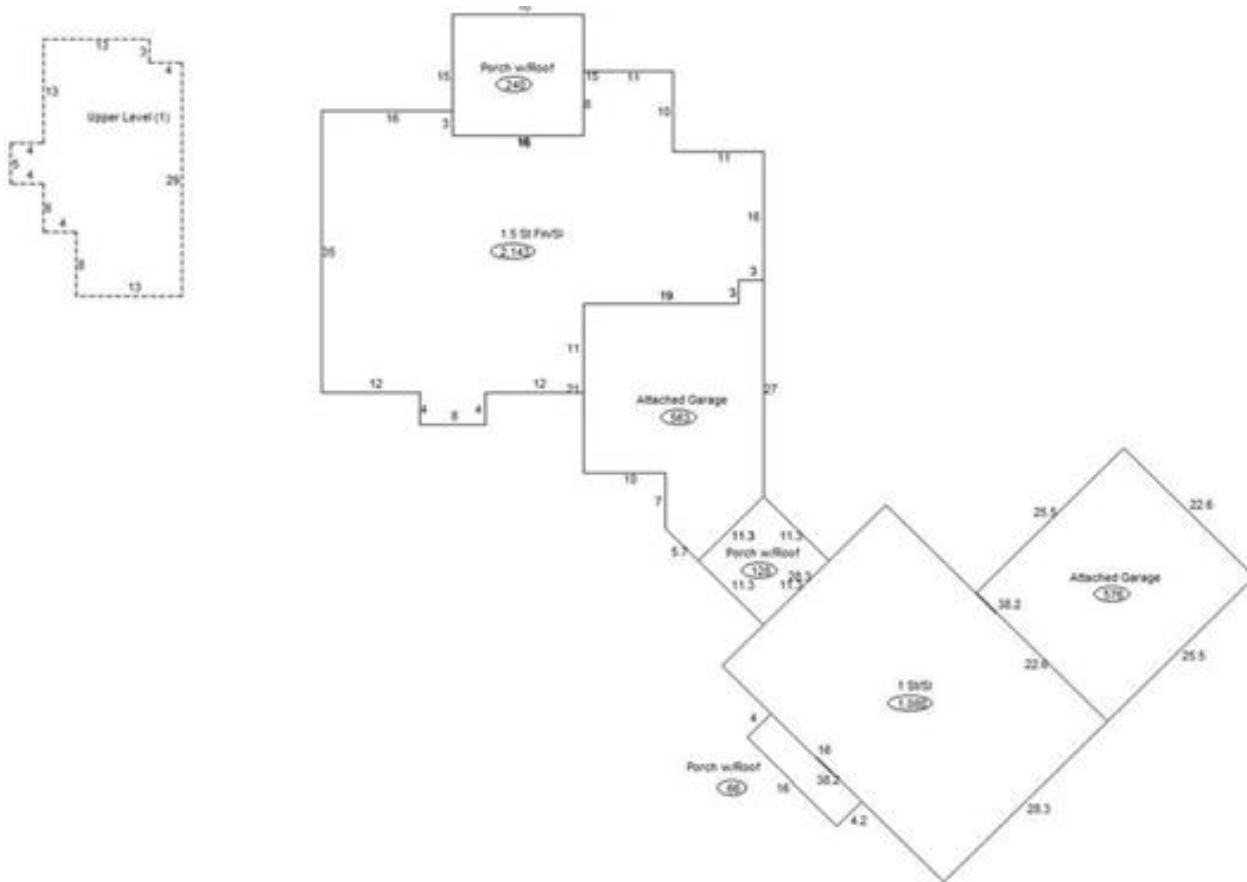
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Sketch Image

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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	1,623	1.320	2,143
2	U	^UL		13	Upper Level (1)	520	1.000	520
3	G	1		13	Attached Garage	563	1.000	563
4	M	PRCH		13	SLBC	128	1.000	128
5	R	1	Slab	13	1 St/SI	1,080	1.000	1,080
6	G	1		13	Attached Garage	576	1.000	576
7	M	PRCH		13	SLBC	66	1.000	66
8	M	PRCH		13	SLBC	240	1.000	240
Total Building Area						2,703		3,223



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	40x60x12	Concrete	Composition Shingle	2,400
	Qual	4	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD
	Base Cost (35.35 x 2,400)		84,840	84,840	848	83,992
	PATC	Patio - Covered	10x76x10	Concrete	Composition Shingle	1,400
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (14.30 x 1,400)		20,020	20,020	1,001	19,019
	GZBO	Gazebo	16x24x10	Concrete	Composition Shingle	384
	Qual	5	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (38.52 x 384)		14,792	14,792	740	14,052
	ODFP	ODFP	0x0x0	Concrete		1
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (6% Phys/ % Func)	RCNLD
	Base Cost (2,751.55 x 1)		2,752	2,752	165	2,587
	ODRK	ODRK	0x0x0	Concrete		1
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (6% Phys/ % Func)	RCNLD
	Base Cost (3,100.00 x 1)		3,100	3,100	186	2,914
	SG	SWIM-GUNITE	0x0x0			1
	Qual		Cond	Year 2016	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1)		30,000	30,000		30,000