



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:42:01
Page 1

Assessment Data					Primary Image				
Account 660101366 Parcel ID 000000000-1010196-014-0011 Cadastral ID 27-21-14-06020 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 332129 FRAZIER, STEVEN W & PAIGE OBERHAMMER 8238 N 154TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08238 N 154TH E AVE Subdivision HOMESTEAD Lot/Block 0011 / 0014 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1011 - R-V04 SW OWASSO School District S021 - OWASSO SCHOOLS					No Image On File				
Legal Description Lat/Long: 36.27402581 -95.80238088					Building Permits				
LOT 11 BLOCK 14 HOMESTEAD					Number	Description	Opened	Closed	Amount
					R20	R21- NEW ADDRESS	05/2020	10/2020	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	DENHAM HOMES LLC	09/15/2020	389,500	YES
					/	SOC'S DEVELOPMENT LLC	05/08/2020	72,500	15
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2021	Land Value	88,649	87,927	11%	9,672	Assessed	52,690	5,161.51
Year Frozen		Improvements	426,262	391,074		43,018	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00
TIF Project ID	0	Total Value	514,911	479,001		52,690	Total Taxable	51,690	5,064.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660101366	FRAZIER, STEVEN W &			3	500,513	1000	50,156	4,913.00
2024	2024-660101366	FRAZIER, STEVEN W &			3	648,278	1000	48,666	4,675.00
2023	2023-660101366	FRAZIER, STEVEN W &			3	463,631	1000	47,219	4,425.00
2022	2022-660101366	FRAZIER, STEVEN W &			3	456,432	1000	43,038	4,216.00
2021	2021-660101366	FRAZIER, STEVEN W &			3	388,685	1000	41,755	4,039.00
2020	2020-660101366	FRAZIER, STEVEN W &			3	863	0	95	9.00
2019	2019-660101366	SOC'S DEVELOPMENT LLC			3	863	0	95	9.00



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Date 04/18/2026
 Time 09:42:01
 Page 2

Lot Data		Square-Foot - NBHD 1011 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7537		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	32,833.00 x 2.70 = 88,649		
Factor Value			
Adjustments	1.0000		
Lot Value	88,649		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-7-26\ 7/26/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,365 / 3,143
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,365
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	1,035 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	466,213	148.33	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	606,600		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.03	Total Misc Impr	+ 10,750
Roofing Adj	+ 3.92	Garage Cost	+ 38,512
Subfloor Adj	+ -2.56	Total RCN	= 426,328
Heat/Cool Adj	+ 14.47	Depreciation (5%)	- 21,316
Plumbing Adj	+ 7.11	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 405,012
Adj Base Cost	= 119.97	Lot Value	+ 88,649
Total Area	x 3,143	Indicated Value	= 493,661
Adjusted Cost	= 377,066	Value Per SqFt	157.07

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	405,012		
Lot Value	88,649		
Indicated Value	493,661	157.07	Per SqFt
Agland Value			
Site Improvements	21,250		
Total Value	514,911	163.83	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	147720	104		104	29.19		3,036
PRCH	SLAB PORCH - COVERED	147721	30x9		270	28.57		7,714



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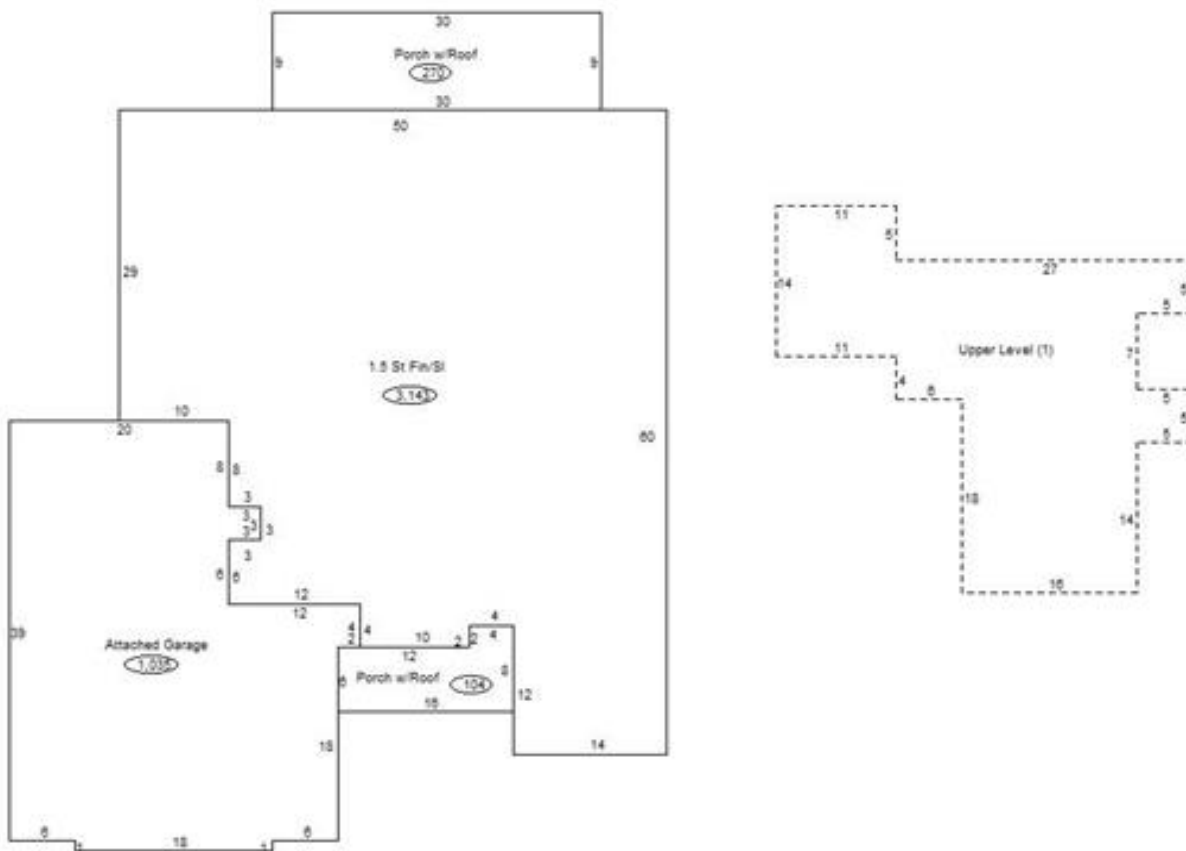
Date 04/18/2026

Time 09:42:01

Page 3

Sketch Image

660101366



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/Sl	2,365	1.329	3,143
2	G	1		13	Attached Garage	1,035	1.000	1,035
3	M	PRCH		13	SLBC	104	1.000	104
4	M	PRCH		13	SLBC	270	1.000	270
5	U	^UL		13	Upper Level (1)	778	1.000	778
Total Building Area						2,365		3,143



Rogers


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Date 04/18/2026
Time 09:42:01
Page 4

660101366

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SV	SWIM VINYL	0x0x0			1	
	Qual 3	Cond 3	Year 2022	Eff Age 3			
			0				
		Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
		Base Cost (25,000.00 x 1)	25,000		25,000	3,750	21,250