




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:46:18  
Page 1

Assessment Data					Primary Image														
<b>Account</b> 660101671 <b>Parcel ID</b> 000000000-0000415-005-0011 <b>Cadastral ID</b> 30-21-16-13090 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 85 - CLRM SD-VERD TOWN/FIRE <b>Name ID</b> 328774 FRAZIER, MATTHEW ARIES  10159 E LARRY ST CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 10159 E LARRY ST <b>Subdivision</b> KING RIDGE III <b>Lot/Block</b> 0011 / 0005 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 30 / 21 / 16 / 5 <b>Neighborhood</b> 1109 - R-V03-SW VERDIGRIS <b>School District</b> S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\T\TOMMY DUNLAP\New folder (161)\IMG_0015.JPG 3/29/2023</p>														
<b>Legal Description</b> Lat/Long: 36.27327495 -95.64784427																			
LOT 11 BLOCK 5 KING RIDGE III					<b>Building Permits</b> <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>R19 34</td> <td>R20- NEW 1642 SQ FT SFR</td> <td>06/2019</td> <td>09/2019</td> <td>100,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19 34	R20- NEW 1642 SQ FT SFR	06/2019	09/2019	100,000
Number	Description	Opened	Closed	Amount															
R19 34	R20- NEW 1642 SQ FT SFR	06/2019	09/2019	100,000															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					/	RC VERDIGRIS LLC	09/03/2019	144,000	YES										
					/	RC VERDIGRIS LAND, LLC	07/25/2018	0	WB										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	109.172	<b>Current Tax</b>										
<b>Remove Cap</b>	2020		<b>Land Value</b>	47,814	31,150	11%	<b>Assessed</b>	20,730	2,263.13										
<b>Year Frozen</b>			<b>Improvements</b>	157,300	157,300		<b>Penalty</b>	0											
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0		<b>Total Value</b>	205,114	188,450		<b>Total Taxable</b>	20,730	2,263.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660101671	FRAZIER, MATTHEW ARIES			85	198,797	0	19,742	2,156.00										
2024	2024-660101671	FRAZIER, MATTHEW ARIES			85	201,038	0	18,803	1,932.00										
2023	2023-660101671	FRAZIER, MATTHEW ARIES			85	176,989	0	17,907	1,824.00										
2022	2022-660101671	FRAZIER, MATTHEW ARIES			85	178,617	0	17,054	1,755.00										
2021	2021-660101671	FRAZIER, MATTHEW ARIES			85	147,658	0	16,242	1,601.00										
2020	2020-660101671	FRAZIER, MATTHEW ARIES			85	145,430	0	15,997	1,630.00										
2019	2019-660101671	FRAZIER, MATTHEW ARIES			85	3,987	0	439	46.00										



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Date 04/18/2026  
 Time 09:46:18  
 Page 2

Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1931		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,411.00 x 5.68 = 47,814		
Factor Value			
Adjustments	1.0000		
Lot Value	47,814		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,287 / 1,287
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,287
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	409 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	179,718 139.64 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	180,080 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	157,300
Lot Value	47,814
Indicated Value	205,114 159.37 Per SqFt
Agland Value	
Site Improvements	
Total Value	205,114 159.37 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	94.57	Total Misc Impr	+ 2,482
Roofing Adj	+ 4.19	Garage Cost	+ 10,098
Subfloor Adj	+ 0.00	Total RCN	= 165,579
Heat/Cool Adj	+ 10.30	Depreciation ( 5%)	- 8,279
Plumbing Adj	+ 9.82	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 157,300
Adj Base Cost	= 118.88	Lot Value	+ 47,814
Total Area	x 1,287	Indicated Value	= 205,114
Adjusted Cost	= 152,999	Value Per SqFt	159.37

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	143066	13x10		130	9.99		1,299
PRCH	SLAB PORCH - COVERED	143067	14x4		56	21.12		1,183



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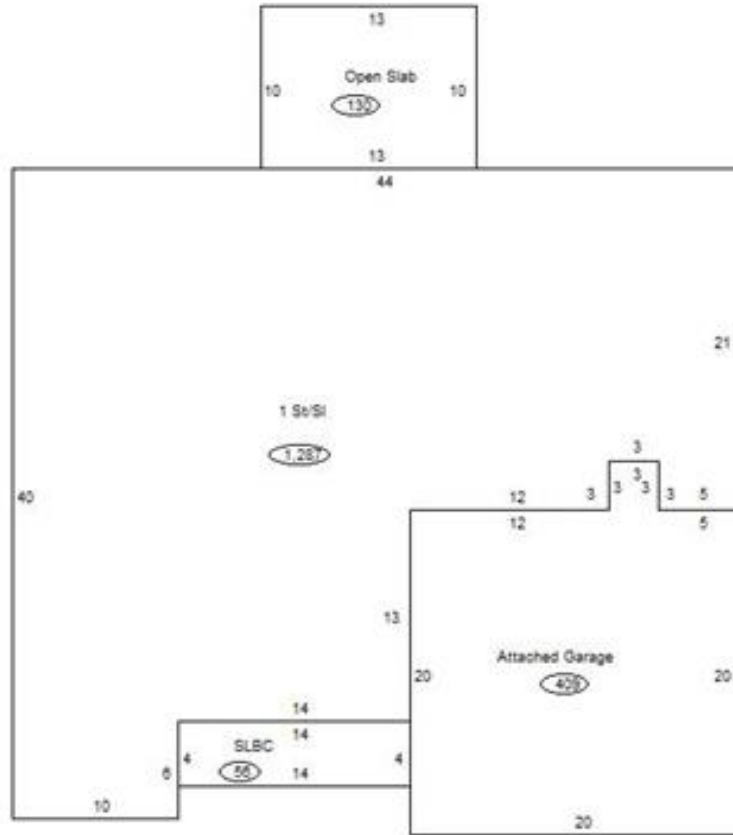
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Date 04/18/2026  
 Time 09:46:18  
 Page 3

Sketch Image

660101671



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,287	1.000	1,287
2	G	1		10	Attached Garage	409	1.000	409
3	M	PATO		10	Open Slab	130	1.000	130
4	M	PRCH		10	SLBC	56	1.000	56
<b>Total Building Area</b>						<b>1,287</b>		<b>1,287</b>