




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 660001186 Parcel ID 000000-00-0-00603-001-0003 Cadastral ID 02-20-15-05530 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 336603 WHITE, WILLIAM & MOLLIE A NUNN 8555 E MELODY LN CLAREMORE OK 74019-0000 Parcel Location Situs 08555 E MELODY LN Subdivision PONDCREEK AMD Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 15 / 5 Neighborhood 1116 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p style="text-align: right; color: orange;">03/03/2022 10:17</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0303\IMG_0007. 3/3/2022</p>														
Legal Description Lat/Long: 36.23944869 -95.67881785																			
LOT 3 BLOCK 1 PONDCREEK AMD					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>5231</td> <td>ADDITION</td> <td>11/1998</td> <td>02/2001</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	5231	ADDITION	11/1998	02/2001	
Number	Description	Opened	Closed	Amount															
5231	ADDITION	11/1998	02/2001																
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	CHUPP, PERRY M &	11/22/2021	282,000	YES										
					2258/386	CHUPP, PERRY M & NANCY L	07/11/2012	0	4										
					2258/128	CHUPP, PERRY M &	07/11/2012	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	2022		Land Value 66,723	66,723	11%	7,340	Assessed	26,063	2,713.99										
Year Frozen	0		Improvements 174,713	170,210		18,723	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 241,436	236,933		26,063	Total Taxable	26,063	2,714.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660001186	WHITE, WILLIAM &			80	225,651	0	24,822	2,585.00										
2024	2024-660001186	WHITE, WILLIAM &			80	219,322	0	24,125	2,313.00										
2023	2023-660001186	WHITE, WILLIAM &			80	282,000	0	31,020	2,929.00										
2022	2022-660001186	WHITE, WILLIAM &			80	282,000	0	31,020	2,982.00										
2021	2021-660001186	CHUPP, PERRY M &			80	182,915	1000	17,544	1,652.00										
2020	2020-660001186	CHUPP, PERRY M &			80	179,827	1000	17,004	1,604.00										
2019	2019-660001186	CHUPP, PERRY M &			80	172,350	1000	16,480	1,580.00										
2018	2018-660001186	CHUPP, PERRY M &			80	178,029	1000	15,970	1,532.00										
2017	2017-660001186	CHUPP, PERRY M &			80	175,954	1000	15,476	1,489.00										
2016	2016-660001186	CHUPP, PERRY M &			80	171,807	1000	14,996	1,448.00										
2015	2015-660001186	CHUPP, PERRY M &			80	167,219	1000	14,531	1,414.00										
2014	2014-660001186	CHUPP, PERRY M &			80	168,794	1000	14,078	1,296.00										
2013	2013-660001186	CHUPP, PERRY M &			80	157,917	1000	13,640	1,302.00										



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Lot Data		Square-Foot - NBHD 1116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.2635		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	55,037.00 x 1.21 = 66,723		
Factor Value			
Adjustments	1.0000		
Lot Value	66,723		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	60% Veneer, Stone 40% Frame, Plywood or Hardt
Base/Total Area	1,874 / 1,874
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,874
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	546 Attached Garage - Finished
Remodel	
Year/Eff Age	1977 / 37

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	226,968	121.11	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	265,070 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.18	Total Misc Impr	+ 14,887
Roofing Adj	+ 4.76	Garage Cost	+ 21,392
Subfloor Adj	+ -2.26	Total RCN	= 282,897
Heat/Cool Adj	+ 12.64	Depreciation (44%)	- 124,475
Plumbing Adj	+ 8.28	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 158,422
Adj Base Cost	= 131.60	Lot Value	+ 66,723
Total Area	x 1,874	Indicated Value	= 225,145
Adjusted Cost	= 246,618	Value Per SqFt	120.14

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	158,422		
Lot Value	66,723		
Indicated Value	225,145	120.14	Per SqFt
Agland Value			
Site Improvements	16,291		
Total Value	241,436	128.83	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	3104	23x6		138	26.50		3,657



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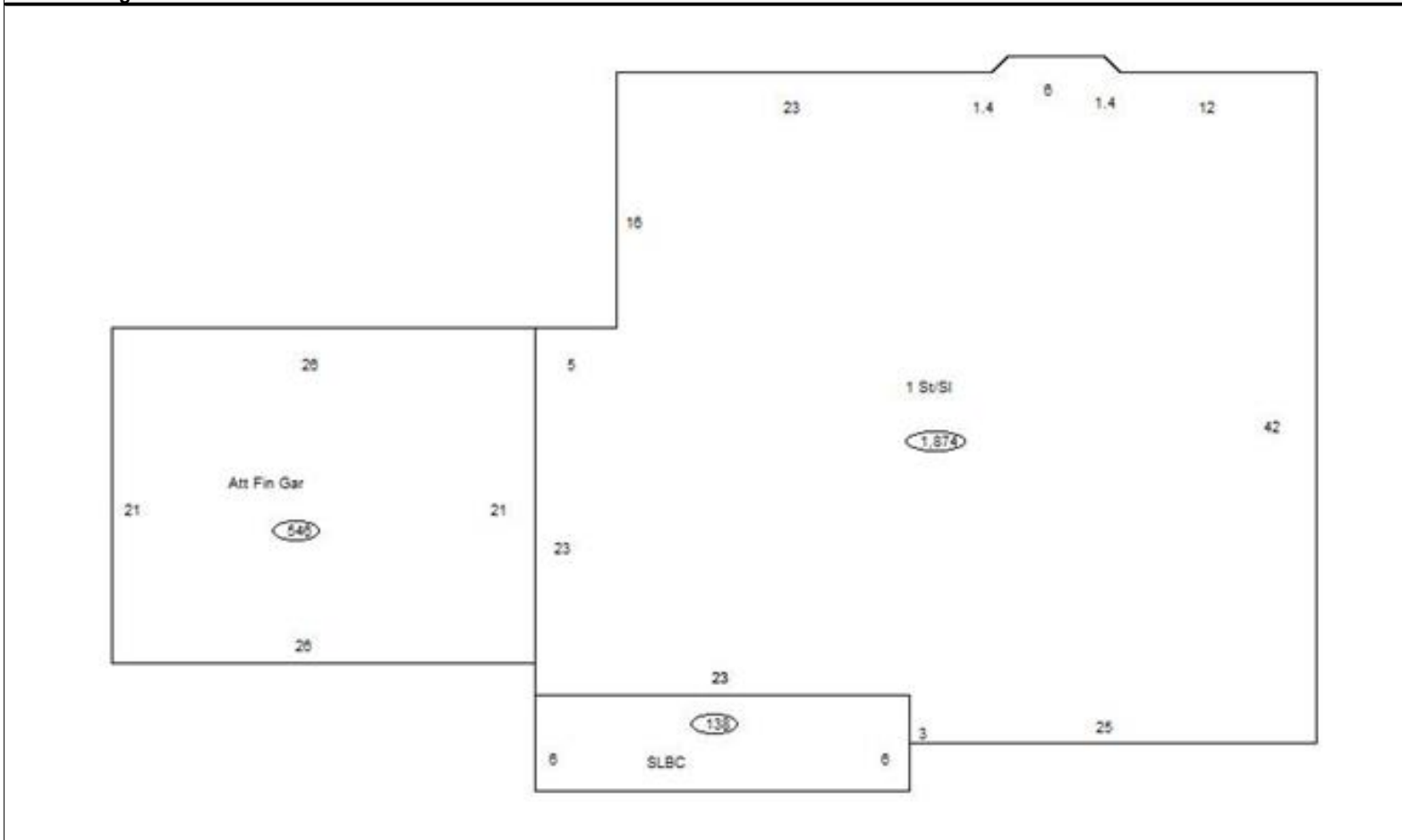
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		10	Att Fin Gar	546	1.000	546
2	M	PRCH		10	SLBC	138	1.000	138
3	R	1	Slab	10	1 St/SI	1,874	1.000	1,874
Total Building Area						1,874		1,874



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x16x7	Plank	Composition Shingle	192
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	
	Base Cost (23.81 x 192)		4,572	4,572	869	3,703
	UTIL	Utility Building	20x10x10	Concrete	Formed Metal	200
	Qual	3	Cond 3	Year 1998	Eff Age 21	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	
	Base Cost (31.86 x 200)		6,372	6,372	3,186	3,186
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		540
	Qual	3	Cond 3	Year 1998	Eff Age 21	
	Valuation Summary		Modifier Total	RCN	Depr (66% Phys/ % Func)	
	Base Cost (51.21 x 540)		27,653	27,653	18,251	9,402