



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 660001187 Parcel ID 000000-00-0-00603-001-0004 Cadastral ID 02-20-15-05540 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 337476 PRICE, JARED & JOY 8577 E MELODY LN CLAREMORE OK 74019-0000 Parcel Location Situs 08577 E MELODY LN Subdivision PONDCREEK AMD Lot/Block 0004 / 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 10:24</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0303\IMG_0014. 3/4/2022</p>														
Legal Description Lat/Long: 36.23955321 -95.67790629																			
LOT 4 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> </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	No	1,000		/	HALE, ROBERT D & SHERRY L	02/25/2022	325,000	YES										
					2346/89	CHUPP, PERRY M & NANCY	07/25/2013	180,000	YES										
					1577/648	WHITE, JAMES R & REBECCA L	03/29/2004	140,000	4										
					1265/323	BATES, SAMMY	01/12/2001	130,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	2023	Land Value	94,362	94,362	11%	10,380	Assessed	37,432	3,897.86										
Year Frozen	2017	Improvements	245,930	245,930		27,052	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	340,292	340,292		37,432	Total Taxable	37,432	3,898.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660001187	PRICE, JARED & JOY			80	324,871	0	35,736	3,721.00										
2024	2024-660001187	PRICE, JARED & JOY			80	325,000	0	35,750	3,426.00										
2023	2023-660001187	PRICE, JARED & JOY			80	325,000	0	35,750	3,375.00										
2022	2022-660001187	PRICE, JARED & JOY			80	182,398	1000	19,064	1,843.00										
2021	2021-660001187	HALE, ROBERT D & SHERRY L			80	192,812	1000	19,037	1,792.00										
2020	2020-660001187	HALE, ROBERT D & SHERRY L			80	191,672	1000	19,038	1,795.00										
2019	2019-660001187	HALE, ROBERT D & SHERRY L			80	182,160	1000	19,038	1,823.00										
2018	2018-660001187	HALE, ROBERT D & SHERRY L			80	188,168	1000	19,499	1,868.00										
2017	2017-660001187	HALE, ROBERT D & SHERRY L			80	186,355	1000	19,499	1,873.00										
2016	2016-660001187	HALE, ROBERT D & SHERRY L			80	181,598	0	19,976	1,915.00										
2015	2015-660001187	HALE, ROBERT D & SHERRY L			80	176,013	0	19,361	1,869.00										
2014	2014-660001187	HALE, ROBERT D & SHERRY L			80	179,426	0	19,737	1,803.00										
2013	2013-660001187	HALE, ROBERT D & SHERRY L			80	177,576	0	18,661	1,767.00										



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Lot Data		Square-Foot - NBHD 1116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.9059		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	126,582.00 x .73 = 92,630		
Factor Value			
Adjustments	1.0187		
Lot Value	94,362		



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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	90% Veneer, Stone 10% Frame, Plywood or Hardt
Base/Total Area	2,069 / 2,069
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,069
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	540 Attached Garage - Finished
Remodel	RMA -
Year/Eff Age	1976 / 22

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	239,098	115.56	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	345,570		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.59	Total Misc Impr	+ 14,567				
Roofing Adj	+ 4.66	Garage Cost	+ 21,211				
Subfloor Adj	+ -2.19	Total RCN	= 311,369				
Heat/Cool Adj	+ 12.64	Depreciation (26%)	- 80,956				
Plumbing Adj	+ 7.50	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 230,413				
Adj Base Cost	= 133.20	Lot Value	+ 94,362				
Total Area	x 2,069	Indicated Value	= 324,775				
Adjusted Cost	= 275,591	Value Per SqFt	156.97				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	230,413		
Lot Value	94,362		
Indicated Value	324,775	156.97	Per SqFt
Agland Value			
Site Improvements	15,517		
Total Value	340,292	164.47	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
PATO	Patio - Open	3108		222	222	10.18		2,260
PATO	SLAB PORCH - OPEN	3109	22x11		242	9.85		2,384
PATO	Patio - Open	153334	30x5		150	11.02		1,653
PATO	Patio - Open	180549	103		103	11.45		1,179
PATO	Patio - Open	180550	22x6		132	11.18		1,476



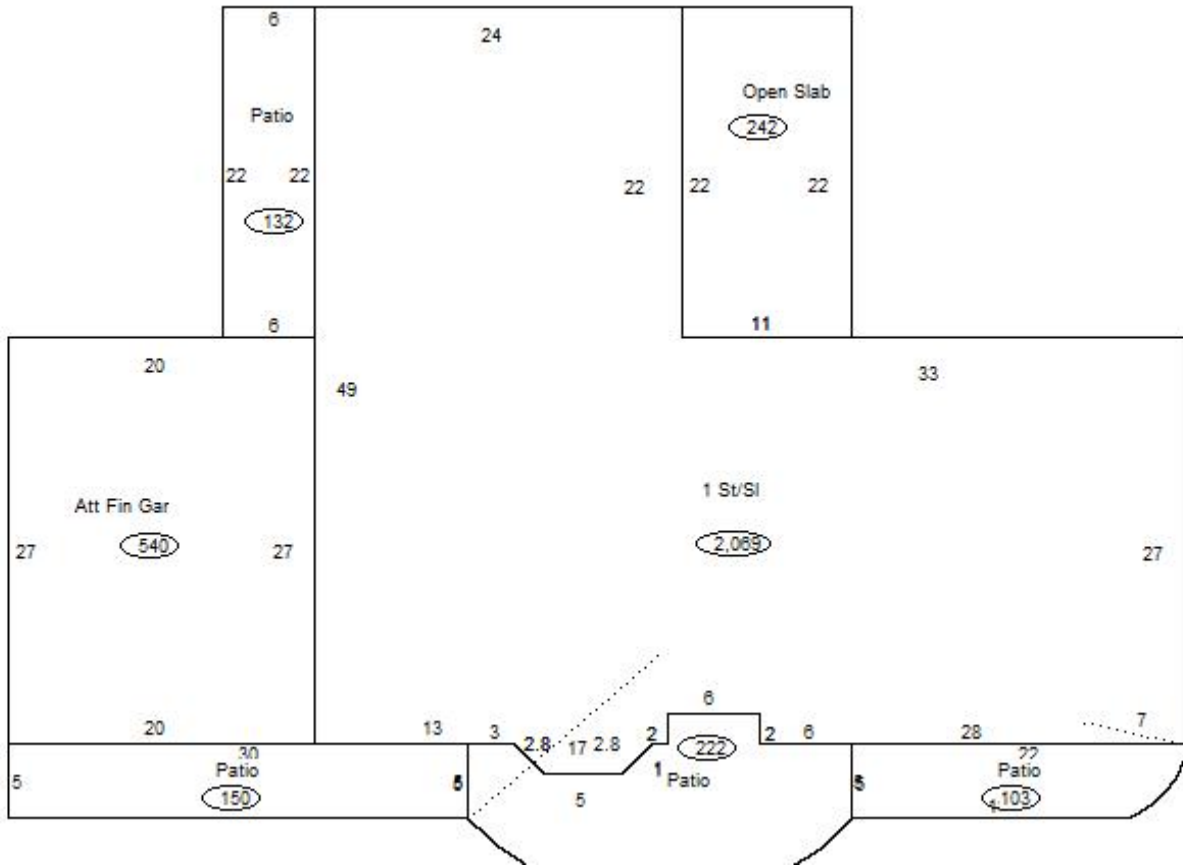
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,069	1.000	2,069
2	G	5		13	Att Fin Gar	540	1.000	540
3	M	PATO		13	Patio	222	1.000	222
4	M	PATO		13	Open Slab	242	1.000	242
5	M	PATO		13	Patio	150	1.000	150
6	M	PATO		13	Patio	103	1.000	103
7	M	PATO		13	Patio	132	1.000	132
Total Building Area						2,069		2,069



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	30x50x10	Dirt	Formed Metal	1,500
	Qual 3	Cond 3	Year 1993	Eff Age 25		
		Valuation Summary	Modifier Total	RCN	Depr (53% Phys/ % Func)	RCNLD
		Base Cost (22.01 x 1,500)	33,015	33,015	17,498	15,517