



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 02:14:33  
 Page 1

Assessment Data					Primary Image																																																	
<b>Account</b> 660001189 <b>Parcel ID</b> 000000-00-0-00603-001-0006 <b>Cadastral ID</b> 02-20-15-05560 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 171534 CRELIA, JANEY D  25747 S MELODY RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25747 S MELODY RD <b>Subdivision</b> PONDCREEK AMD <b>Lot/Block</b> 0006 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 2 / 20 / 15 / 5 <b>Neighborhood</b> 1116 - R-V03-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0303\IMG_0020. 3/4/2022</p>																																																	
<b>Legal Description</b> Lat/Long: 36.23832357 -95.67790093																																																						
LOT 6 BLOCK 1 PONDCREEK AMD					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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<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>																																													
H	Homestead	Yes	1,000	1,000																																																		
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 64,952</td> <td>25,533</td> <td>11%</td> <td>2,809</td> <td>Assessed</td> <td>9,655</td> <td>1,005.39</td> </tr> <tr> <td>Year Frozen</td> <td>2005</td> <td>Improvements 158,311</td> <td>62,232</td> <td> </td> <td>6,846</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-87.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 223,263</td> <td>87,765</td> <td> </td> <td>9,655</td> <td>Total Taxable</td> <td>8,655</td> <td>918.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	0	Land Value 64,952	25,533	11%	2,809	Assessed	9,655	1,005.39	Year Frozen	2005	Improvements 158,311	62,232		6,846	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-87.00	TIF Project ID	0	Total Value 223,263	87,765		9,655	Total Taxable	8,655	918.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660001189	CRELIA, JANEY D	80	185,600	1000	8,655	918.00																																															
2024	2024-660001189	CRELIA, JANEY D	80	178,150	1000	8,655	839.00																																															
2023	2023-660001189	CRELIA, JANEY D	80	127,065	1000	8,655	827.00																																															
2022	2022-660001189	CRELIA, JANEY D	80	125,218	1000	8,654	842.00																																															
2021	2021-660001189	CRELIA, JANEY D	80	127,284	1000	8,654	820.00																																															
2020	2020-660001189	CRELIA, JANEY D	80	128,189	1000	8,654	821.00																																															
2019	2019-660001189	CRELIA, BOB D	80	122,150	1000	8,654	834.00																																															
2018	2018-660001189	CRELIA, BOB D	80	125,739	1000	8,655	835.00																																															
2017	2017-660001189	CRELIA, BOB D	80	124,701	1000	8,654	837.00																																															
2016	2016-660001189	CRELIA, BOB D	80	121,608	1000	8,654	839.00																																															
2015	2015-660001189	CRELIA, BOB D	80	120,471	1000	8,654	846.00																																															
2014	2014-660001189	CRELIA, BOB D	80	122,741	1000	8,654	801.00																																															
2013	2013-660001189	CRELIA, BOB D	80	111,932	1000	8,654	829.00																																															




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Date 04/17/2026  
Time 02:14:33  
Page 2

Lot Data	Square-Foot - NBHD 1116 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.1822 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 51,496.00 x 1.26 = 64,952 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 64,952		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0303\IMG_0020. 3/4/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	95% Veneer, Stone 5% Frame, Plywood or Hardbr
<b>Base/Total Area</b>	1,406 / 1,406
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,406
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	648 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1978 / 29

\\tsclient\C\Users\Randy Necessary\Pictures\101\_0303\IMG\_0020. 3/4/2022

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	186,266	132.48	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	1		
<b>Indicated Value</b>	6,050		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	158,311		
<b>Lot Value</b>	64,952		
<b>Indicated Value</b>	223,263	158.79	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	223,263	158.79	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	121.18	<b>Total Misc Impr</b>	+	15,396			
<b>Roofing Adj</b>	+ 5.07	<b>Garage Cost</b>	+	24,566			
<b>Subfloor Adj</b>	+ -2.42	<b>Total RCN</b>	=	247,361			
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 36%)</b>	-	89,050			
<b>Plumbing Adj</b>	+ 11.04	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	158,311			
<b>Adj Base Cost</b>	= 147.51	<b>Lot Value</b>	+	64,952			
<b>Total Area</b>	x 1,406	<b>Indicated Value</b>	=	223,263			
<b>Adjusted Cost</b>	= 207,399	<b>Value Per SqFt</b>		158.79			

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
PRCH	SLAB PORCH - COVERED	3118		178	178	26.37		4,694
PRCH	Slab Porch - Covered	3119	14x10		140	26.49		3,709
PATO	Slab Porch - Open	153335	10x6		60	11.48		689
PATO	Slab Porch - Open	153336	10x6		60	11.48		689

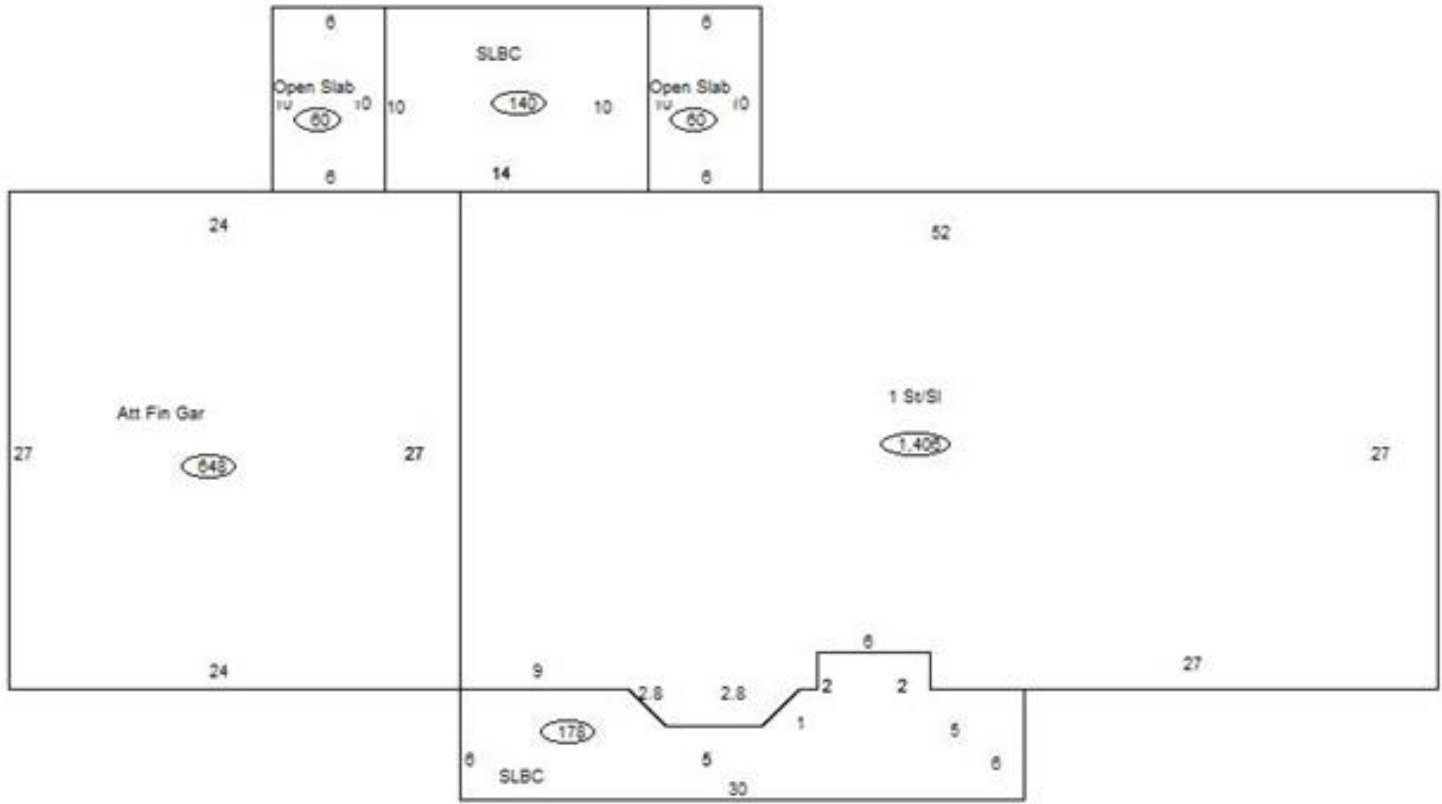


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 Page 3

Sketch Image

660001189



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,406	1.000	1,406
2	G	5		10	Att Fin Gar	648	1.000	648
3	M	PRCH		10	SLBC	178	1.000	178
4	M	PRCH		10	SLBC	140	1.000	140
5	M	PATO		10	Open Slab	60	1.000	60
6	M	PATO		10	Open Slab	60	1.000	60
<b>Total Building Area</b>						<b>1,406</b>		<b>1,406</b>