



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660001190 Parcel ID 000000-00-0-00603-001-0007 Cadastral ID 02-20-15-05570 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 268907 SNEED, GREG & MELODY A 25777 S MELODY RD CLAREMORE OK 74019-0000 Parcel Location Situs 25777 S MELODY RD Subdivision PONDCREEK AMD Lot/Block 0007 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 15 / 5 Neighborhood 1116 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.23794692 -95.67791321																																																																																																																									
LOT 7 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																																																																																																											
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Lot Data		Square-Foot - NBHD 1116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1631		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	50,664.00 x 1.27 = 64,536		
Factor Value			
Adjustments	1.0000		
Lot Value	64,536		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Plywood or Ha
Base/Total Area	1,283 / 1,283
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,283
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Finished
Remodel	
Year/Eff Age	1978 / 29

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	172,661 134.58 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	137,649
Lot Value	64,536
Indicated Value	202,185 157.59 Per SqFt
Agland Value	
Site Improvements	2,242
Total Value	204,427 159.34 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.92	Total Misc Impr	+ 14,229
Roofing Adj	+ 4.93	Garage Cost	+ 22,165
Subfloor Adj	+ -2.31	Total RCN	= 215,077
Heat/Cool Adj	+ 12.64	Depreciation (36%)	- 77,428
Plumbing Adj	+ 12.09	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 137,649
Adj Base Cost	= 139.27	Lot Value	+ 64,536
Total Area	x 1,283	Indicated Value	= 202,185
Adjusted Cost	= 178,683	Value Per SqFt	157.59

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	3122	14x11		154	26.45		4,073
PRCH	SLAB PORCH - COVERED	3123	23x6		138	26.50		3,657
PATO	SLAB PORCH - OPEN	3124	11x7		77	11.48		884



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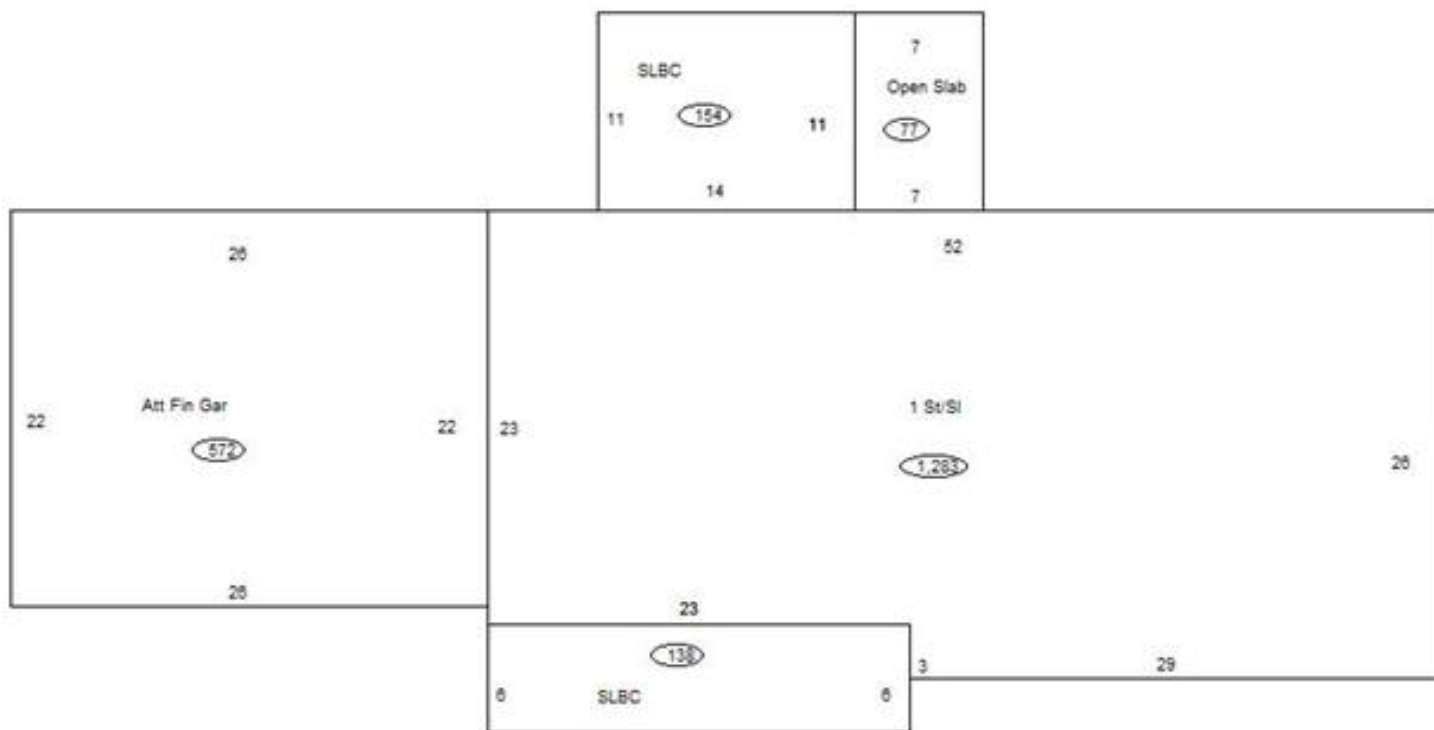
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,283	1.000	1,283
2	G	5		10	Att Fin Gar	572	1.000	572
3	M	PRCH		10	SLBC	154	1.000	154
4	M	PRCH		10	SLBC	138	1.000	138
5	M	PATO		10	Open Slab	77	1.000	77
Total Building Area						1,283		1,283



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x12x6	Plank	Formed Metal	96
	Qual	3	Cond 3	Year 2021	Eff Age 4	
Valuation Summary		Modifier Total		RCN	Depr (19% Phys/ % Func)	RCNLD
Base Cost (28.83 x 96)		2,768		2,768	526	2,242