



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 05:11:00  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001191 <b>Parcel ID</b> 000000-00-0-00603-001-0008 <b>Cadastral ID</b> 02-20-15-05580 <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> 345775 BLACKWELL, KAITLYN & JESSE  25805 S MELODY RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25805 E MELODY LN <b>Subdivision</b> PONDCREEK AMD <b>Lot/Block</b> 0008 / 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																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.23755791 -95.67788534 LOT 8 BLOCK 1 PONDCREEK AMD																																																																																																																									
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Date 04/17/2026  
 Time 05:11:00  
 Page 2

Lot Data		Square-Foot - NBHD 1116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1962		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	52,106.00 x 1.25 = 65,257		
Factor Value			
Adjustments	2.1795		
Lot Value	142,228		



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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	100% Veneer, Stone
Base/Total Area	1,388 / 1,388
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,388
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	500 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	186,275	134.20	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	212,220 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	119.66	Total Misc Impr	+ 21,559
Roofing Adj	+ 4.97	Garage Cost	+ 19,965
Subfloor Adj	+ -2.41	Total RCN	= 246,892
Heat/Cool Adj	+ 12.64	Depreciation ( 44%)	- 108,632
Plumbing Adj	+ 13.10	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 138,260
Adj Base Cost	= 147.96	Lot Value	+ 142,228
Total Area	x 1,388	Indicated Value	= 280,488
Adjusted Cost	= 205,368	Value Per SqFt	202.08

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	138,260		
Lot Value	142,228		
Indicated Value	280,488	202.08	Per SqFt
Agland Value			
Site Improvements	15,486		
Total Value	295,974	213.24	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
PRCH	SLAB PORCH - COVERED	3127		104	104	26.60		2,766
PRCH	SLAB PORCH - COVERED	3128	14x10		140	26.49		3,709
PRCH	SLAB PORCH - COVERED	3129	20x6		120	26.55		3,186
PRCH	Porch	179412	20x12		240	26.18		6,283





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 Page 4

660001191

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		540
	Qual	3	Cond 6	Year 2000	Eff Age 8	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (44% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (51.21 x 540)	27,653	27,653	12,167	15,486