



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:14:34
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Assessment Data					Primary Image																																																																																																																				
Account 660001192 Parcel ID 000000-00-0-00603-001-0009 Cadastral ID 02-20-15-05590 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 330248 PENNINGTON, RAYMOND JAMES & AMBER N 8606 E MELODY CT CLAREMORE OK 74019-2473 Parcel Location Situs 08606 MELODY CT Subdivision PONDCREEK AMD Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 15 / 5 Neighborhood 1116 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>03/03/2022 11:13</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0303\IMG_0031. 3/4/2022</p>																																																																																																																				
Legal Description Lot/Long: 36.23706248 -95.67797804 LOT 9 BLOCK 1 PONDCREEK AMD																																																																																																																									
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Lot Data		Square-Foot - NBHD 1116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.1316		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	92,852.00 x .91 = 84,197		
Factor Value			
Adjustments	1.0000		
Lot Value	84,197		



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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, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	1,666 / 1,666
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,666
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	660 Attached Garage - Finished
Remodel	RMA -
Year/Eff Age	1978 / 22

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	210,253 126.20 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	233,150 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	191,183
Lot Value	84,197
Indicated Value	275,380 165.29 Per SqFt
Agland Value	
Site Improvements	3,775
Total Value	279,155 167.56 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.23	Total Misc Impr	+ 12,422
Roofing Adj	+ 4.77	Garage Cost	+ 24,955
Subfloor Adj	+ -2.31	Total RCN	= 258,355
Heat/Cool Adj	+ 12.64	Depreciation (26%)	- 67,172
Plumbing Adj	+ 9.31	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 191,183
Adj Base Cost	= 132.64	Lot Value	+ 84,197
Total Area	x 1,666	Indicated Value	= 275,380
Adjusted Cost	= 220,978	Value Per SqFt	165.29

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	3132		89	89	26.65		2,372
PRCH	SLAB PORCH - COVERED	3133	14x12		168	26.40		4,435



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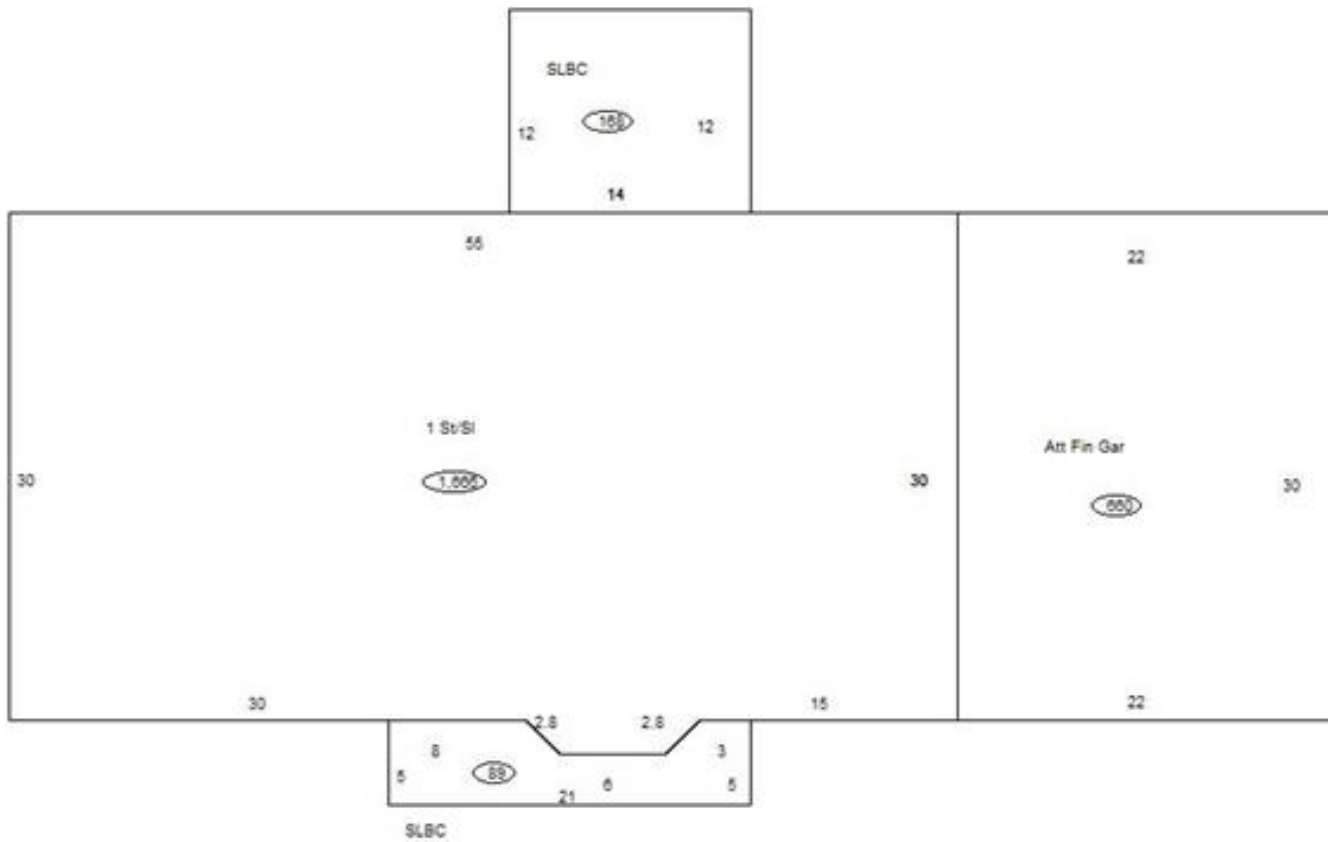
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Sketch Image

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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	1,666	1.000	1,666
2	G	5		10	Att Fin Gar	660	1.000	660
3	M	PRCH		10	SLBC	89	1.000	89
4	M	PRCH		10	SLBC	168	1.000	168
Total Building Area						1,666		1,666



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x20x6	Plank	Formed Metal	200
	Qual	3	Cond 2	Year	2021	Eff Age 5
Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)		RCNLD
Base Cost (24.51 x 200)		4,902		4,902		1,127
						3,775