



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:14:36
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Assessment Data					Primary Image																																																																																																																				
Account 660001193 Parcel ID 000000-00-0-00603-001-0010 Cadastral ID 02-20-15-05600 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 349704 WALKER, TREY & MORGAN 8558 E MELODY CT CLAREMORE OK 74019-0000 Parcel Location Situs 08558 MELODY CT Subdivision PONDCREEK AMD Lot/Block 0010 / 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: 36.23706770 -95.67920524																																																																																																																									
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.5688 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 68,336.00 x 1.07 = 73,372 Factor Value Adjustments 1.0000 Lot Value 73,372		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Plywood or Ha
Base/Total Area	1,923 / 1,923
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,923
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Finished
Remodel	
Year/Eff Age	1977 / 37

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	214,234	111.41	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	19,180		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.29	Total Misc Impr	+ 12,099				
Roofing Adj	+ 4.74	Garage Cost	+ 20,094				
Subfloor Adj	+ -2.23	Total RCN	= 281,222				
Heat/Cool Adj	+ 12.64	Depreciation (44%)	- 123,738				
Plumbing Adj	+ 8.06	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 157,484				
Adj Base Cost	= 129.50	Lot Value	+ 73,372				
Total Area	x 1,923	Indicated Value	= 230,856				
Adjusted Cost	= 249,029	Value Per SqFt	120.05				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	157,484		
Lot Value	73,372		
Indicated Value	230,856	120.05	Per SqFt
Agland Value			
Site Improvements	3,703		
Total Value	234,559	121.98	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	3135	7x5		35	26.82		939
PRCH	SLAB PORCH - COVERED	3136	114		114	26.57		3,029
PRCH	Slab Porch - Covered	3137	6x5		30	26.84		805
PRCH	Porch	179415	8x8		64	26.73		1,711



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x16x8	Plank	Composition Shingle	192
	Qual 3	Cond 3	Year 2021	Eff Age 4		

Valuation Summary	Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD	
Base Cost (23.81 x 192)	4,572		4,572	869	3,703