




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data	Primary Image																				
Account 660001195 Parcel ID 000000-00-0-00603-001-0012 Cadastral ID 02-20-15-05620 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 171604 POSTON, VIRGINIA LEE 8506 E MELODY CT CLAREMORE OK 74019-0000 Parcel Location Situs 08506 MELODY CT Subdivision PONDCREEK AMD Lot/Block 0012 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 15 / 5 Neighborhood 1116 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS	 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0303\IMG_0040. 3/4/2022</p>																				
Legal Description Lat/Long: 36.23717514 -95.68097526 LOT 12 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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Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code					
Code	Type	Active	Maximum	Exemption																	
H	Homestead	Yes	1,000	1,000																	
Bk/Pg	Grantor	Date	Price	Code																	

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	0	Land Value 84,804	38,783	11%	4,266	Assessed	12,256	1,276.24	
Year Frozen	2005	Improvements 158,815	72,630		7,990	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-87.00	
TIF Project ID	0	Total Value 243,619	111,413		12,256	Total Taxable	11,256	1,189.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660001195	POSTON, VIRGINIA LEE	80	220,827	1000	11,255	1,189.00	
2024	2024-660001195	POSTON, VIRGINIA LEE	80	223,348	1000	11,255	1,089.00	
2023	2023-660001195	POSTON, BILLY LEN	80	175,392	1000	11,255	1,073.00	
2022	2022-660001195	POSTON, BILLY LEN	80	177,609	1000	11,255	1,092.00	
2021	2021-660001195	POSTON, BILLY LEN	80	176,451	1000	11,255	1,063.00	
2020	2020-660001195	POSTON, BILLY LEN	80	175,187	1000	11,255	1,066.00	
2019	2019-660001195	POSTON, BILLY LEN	80	166,549	1000	11,256	1,082.00	
2018	2018-660001195	POSTON, BILLY LEN	80	171,785	1000	11,256	1,083.00	
2017	2017-660001195	POSTON, BILLY LEN	80	169,868	1000	11,255	1,085.00	
2016	2016-660001195	POSTON, BILLY LEN	80	165,828	1000	11,255	1,089.00	
2015	2015-660001195	POSTON, BILLY LEN	80	161,091	1000	11,256	1,097.00	
2014	2014-660001195	POSTON, BILLY LEN	80	164,049	1000	11,255	1,039.00	
2013	2013-660001195	POSTON, BILLY LEN	80	128,246	1000	9,671	926.00	



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Lot Data		Square-Foot - NBHD 1116 #1		Primary Image					
Lot Size									
Lot Count									
Units Buildable	1								
Non-Ag Acres	2.1873								
Topography									
Street Access									
Utilities									
Amenities	LAND QUALITY	0							
		0							
Method	Square-Foot								
Base Lot Value	95,281.00 x .89 = 84,804				\\tsclient\C\Users\Randy Necessary\Pictures\101_0303\IMG_0040. 3/4/2022				
Factor Value					GRM Approach				
Adjustments	1.0000				GRM Code				
Lot Value	84,804				Gross Rent 0.00				
Residential Data				Indicated Value					
Type	1 Single Family Residence				Multiple Regression				
Condition	3 - Average				MRA Code 1 Test				
Quality	3 - Average				Adusted R 0.8445				
Architecture	TRAD TRADITIONAL				Indicated Value 193,685 125.85 Per SqFt				
Style	100% One Story				Direct Comparables				
Exterior Wall	100% Veneer, Stone				Selection Model A Adam Test				
Base/Total Area	1,539 / 1,539				Adjustment Model 1 2022 Residential				
Style	100% One Story				Comparables 3				
HVAC	100% Warmed & Cooled Air				Indicated Value 230,390 Per SqFt				
Roof Cover	1 Composition Shingle				Value Reconciliation				
Area on Slab	1,539				Selected Approach Cost Approach				
Fixture/RghIn	11 /				Improvements 158,327				
Bed/F/H Bath	3 / 2.0 /				Lot Value 84,804				
Basement Area					Indicated Value 243,131 157.98 Per SqFt				
Garage Type	616 Attached Garage - Finished				Agland Value				
Remodel					Site Improvements 488				
Year/Eff Age	1978 / 36				Total Value 243,619 158.30 Total Value Per SqFt				
Cost Approach				Manual : 01/2025					
Base Cost	119.12	Total Misc Impr	+	31,911					
Roofing Adj	+ 4.95	Garage Cost	+	23,500					
Subfloor Adj	+ -2.31	Total RCN	=	277,766					
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	119,439					
Plumbing Adj	+ 10.08	Lump Sums	+	0					
Basement Adj	+ 0.00	RCNLD	=	158,327					
Adj Base Cost	= 144.48	Lot Value	+	84,804					
Total Area	x 1,539	Indicated Value	=	243,131					
Adjusted Cost	= 222,355	Value Per SqFt		157.98					
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	3144		156	156	26.44		4,125	
EPSW	ENCLOSED PORCH - SOLID WALL	3145	18x16		288	68.44		19,711	
PATO	SLAB PORCH - OPEN	3146	16x16		256	9.61		2,460	



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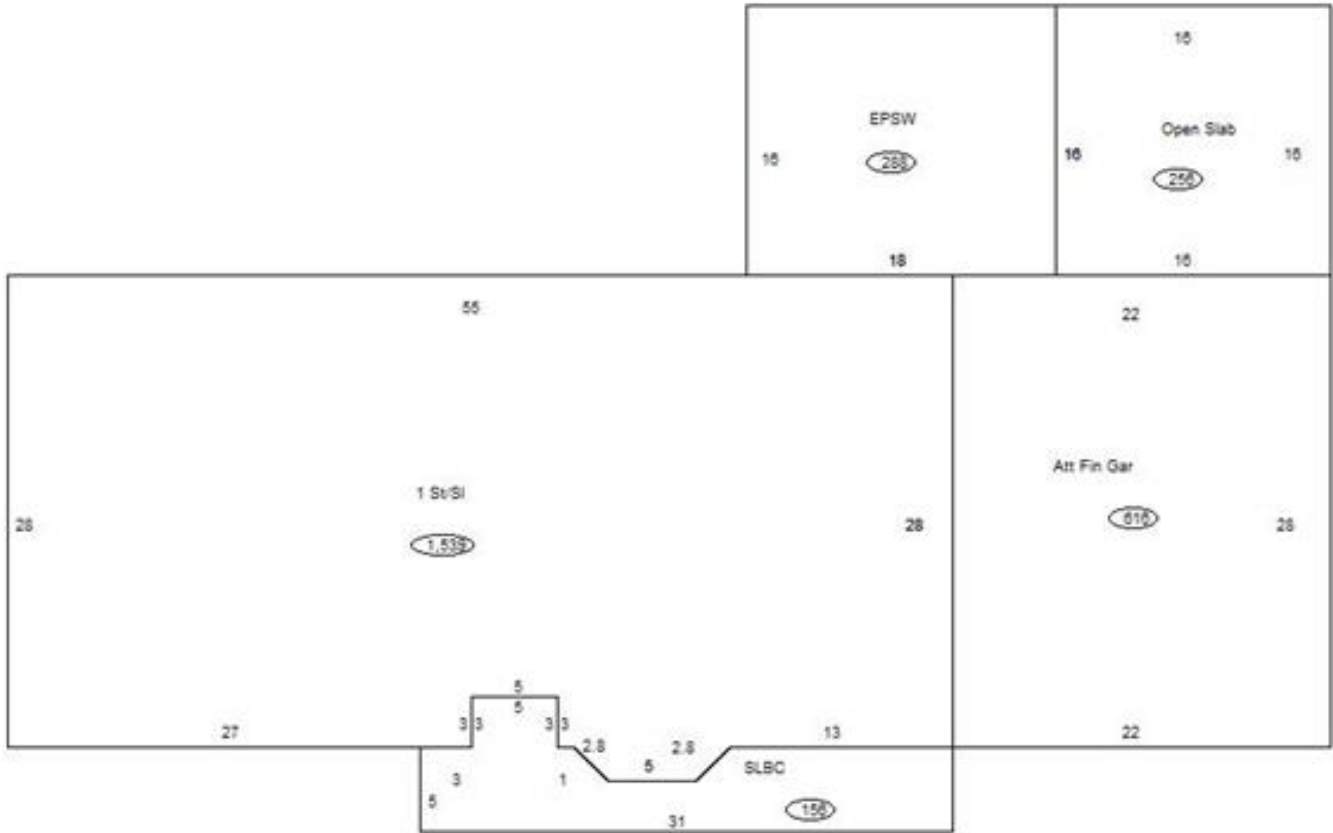
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Sketch Image

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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	1,539	1.000	1,539
2	G	5		10	Att Fin Gar	616	1.000	616
3	M	PRCH		10	SLBC	156	1.000	156
4	M	EPSW		10	EPSW	288	1.000	288
5	M	PATO		10	Open Slab	256	1.000	256
Total Building Area						1,539		1,539



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	30x30x0			900
	Qual 2	Cond 3	Year 2013	Eff Age 10		

Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ 100% Func)	RCNLD
Base Cost (16.00 x 900)	14,400		14,400	14,400	

SHDS	Shed - Small		10x12x7	Plank	Galvanized Metal	120
Qual 2	Cond 2	Year 1980	Eff Age 46			

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (20.32 x 120)	2,438		2,438	1,950	488