



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 660001196 Parcel ID 000000-00-0-00603-001-0013 Cadastral ID 02-20-15-05630 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 171614 BATTLES, JIMMIE S & PAULA ANN 25788 S MELODY DR CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 25788 MELODY DR Subdivision PONDCREEK AMD Lot/Block 0013 / 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 Lat/Long: 36.23774203 -95.68136489					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	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.944		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	84,680.00 x .96 = 81,544		
Factor Value			
Adjustments	1.0000		
Lot Value	81,544		



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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	95% Veneer, Stone 5% Frame, Plywood or Hardbr
Base/Total Area	1,514 / 1,514
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,514
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	594 Attached Garage - Finished
Remodel	
Year/Eff Age	1978 / 36

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	205,983 136.05 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	38,820 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	180,870
Lot Value	81,544
Indicated Value	262,414 173.32 Per SqFt
Agland Value	
Site Improvements	16,593
Total Value	279,007 184.28 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	118.64	Total Misc Impr	+ 14,097
Roofing Adj	+ 4.96	Garage Cost	+ 22,804
Subfloor Adj	+ -2.31	Total RCN	= 255,190
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 109,732
Plumbing Adj	+ 10.25	Lump Sums	+ 35,412
Basement Adj	+ 0.00	RCNLD	= 180,870
Adj Base Cost	= 144.18	Lot Value	+ 81,544
Total Area	x 1,514	Indicated Value	= 262,414
Adjusted Cost	= 218,289	Value Per SqFt	173.32

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	3149		153	153	26.45		4,047
PRCH	SLAB PORCH - COVERED	3150	14x12		168	26.40		4,435
GRDT	Garage - Detached	179424	50x26		1,300	27.24		35,412



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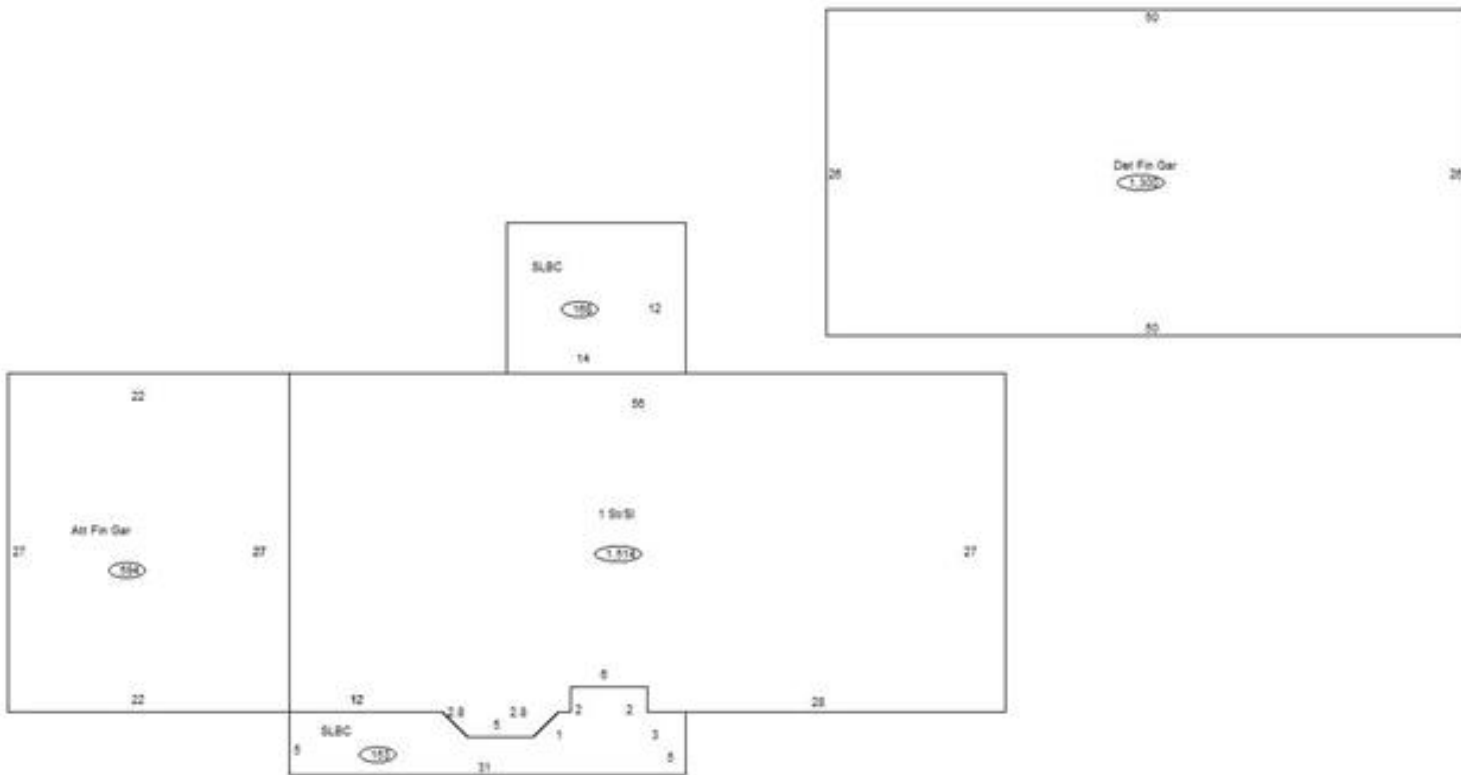
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Sketch Image

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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	1,514	1.000	1,514
2	G	5		10	Att Fin Gar	594	1.000	594
3	M	PRCH		10	SLBC	153	1.000	153
4	M	PRCH		10	SLBC	168	1.000	168
5	G	6		10	Det Fin Gar	1,300	1.000	1,300
Total Building Area						1,514		1,514



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNT0	Lean To - Attached	42x8x8	Concrete	Composition Shingle	336
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (14.52 x 336)		4,879	4,879	1,220	3,659
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		500
	Qual	3	Cond 5	Year 2000	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
	Base Cost (51.82 x 500)		25,910	25,910	13,991	11,919
	CPDT	Carport - Detached	24x16x10	Concrete	Composition Shingle	384
	Qual	4	Cond 4	Year 1978	Eff Age 29	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (13.22 x 384)		5,076	5,076	4,061	1,015