



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:17:09
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Assessment Data					Primary Image																																																																																																																				
Account 660001198 Parcel ID 000000-00-0-00603-002-0001 Cadastral ID 02-20-15-05650 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 171624 CLARK, JOSEPH R & REBA J PO BOX 432 CATOOSA OK 74015-0000 Parcel Location Situs 05925 E MELODY LN Subdivision PONDCREEK AMD Lot/Block 0001 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 15 / 5 Neighborhood 1116 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1615		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	50,594.00 x 1.27 = 64,501		
Factor Value			
Adjustments	1.0000		
Lot Value	64,501		



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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	1,357 / 1,357
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,357
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	621 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	
Adjusted R	0.8445		
Indicated Value	179,321	132.15	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables			
Indicated Value	9,190		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	120.12	Total Misc Impr	+	20,825			
Roofing Adj	+ 4.99	Garage Cost	+	23,673			
Subfloor Adj	+ -2.38	Total RCN	=	243,706			
Heat/Cool Adj	+ 12.64	Depreciation (44%)	-	107,231			
Plumbing Adj	+ 11.43	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	136,475			
Adj Base Cost	= 146.80	Lot Value	+	64,501			
Total Area	x 1,357	Indicated Value	=	200,976			
Adjusted Cost	= 199,208	Value Per SqFt		148.10			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	136,475		
Lot Value	64,501		
Indicated Value	200,976	148.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	200,976	148.10	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	3153	24x17		408	25.65		10,465
PRCH	SLAB PORCH - COVERED	3154	15x12		180	26.36		4,745



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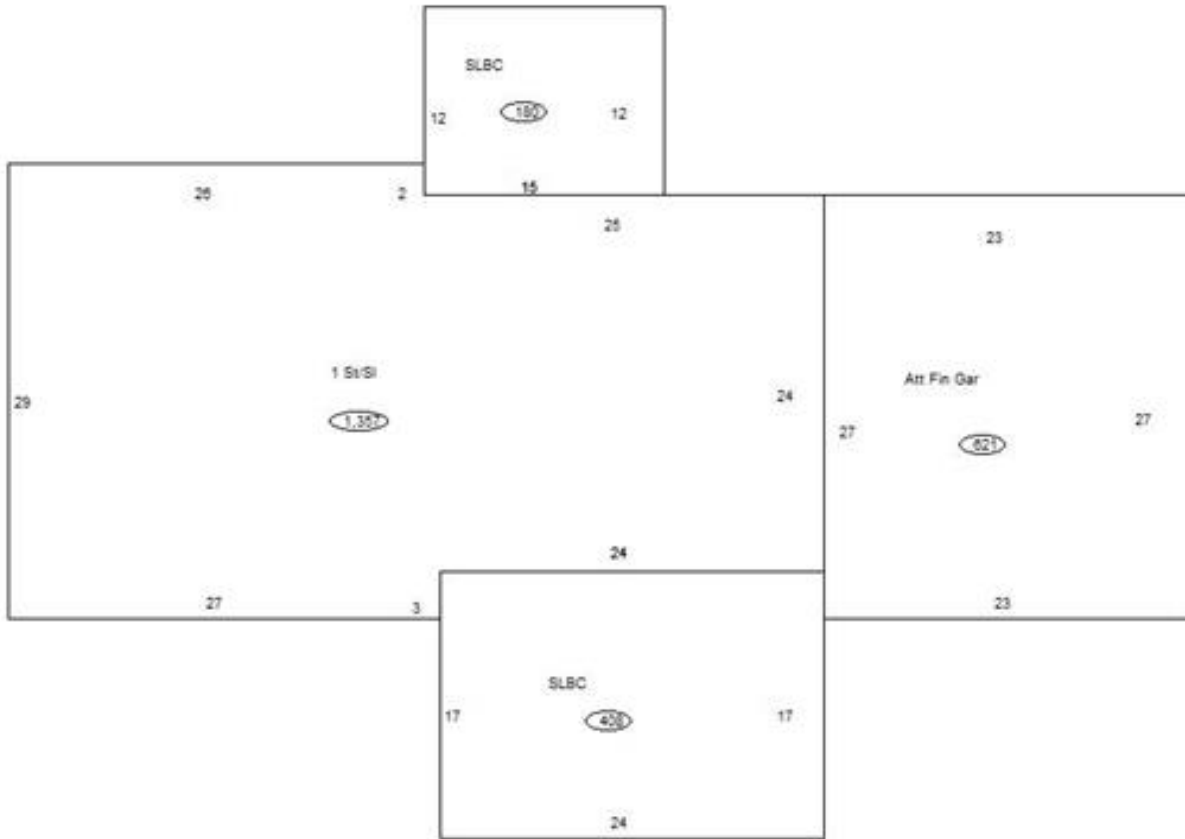
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Sketch Image

660001198



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,357	1.000	1,357
2	G	5		10	Att Fin Gar	621	1.000	621
3	M	PRCH		10	SLBC	408	1.000	408
4	M	PRCH		10	SLBC	180	1.000	180
Total Building Area						1,357		1,357