



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:14:40
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Assessment Data					Primary Image																																																																																																																				
Account 660001199 Parcel ID 000000-00-0-00603-002-0002 Cadastral ID 02-20-15-05660 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 171634 PHILLIPS, DONNA K 8532 E MELODY LN CLAREMORE OK 74019-0000 Parcel Location Situs 08532 E MELODY LN Subdivision PONDCREEK AMD Lot/Block 0002 / 0002 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_0059. 3/4/2022</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.107	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	48,221.00 x 1.31 = 63,315	
Factor Value		
Adjustments	1.0000	
Lot Value	63,315	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Plywood or Har
Base/Total Area	1,432 / 1,432
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,432
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	483 Attached Garage - Finished
Remodel	
Year/Eff Age	1978 / 36

\\tsclient\C\Users\Randy Necessary\Pictures\101_0303\IMG_0059. 3/4/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	186,241	130.06	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	13,950		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	112.32	Total Misc Impr	+	12,237			
Roofing Adj	+ 4.93	Garage Cost	+	19,421			
Subfloor Adj	+ -2.39	Total RCN	=	229,761			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	98,797			
Plumbing Adj	+ 10.84	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	130,964			
Adj Base Cost	= 138.34	Lot Value	+	63,315			
Total Area	x 1,432	Indicated Value	=	194,279			
Adjusted Cost	= 198,103	Value Per SqFt		135.67			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	130,964		
Lot Value	63,315		
Indicated Value	194,279	135.67	Per SqFt
Agland Value			
Site Improvements	12,807		
Total Value	207,086	144.61	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	3157	17x10		170	26.40		4,488
PRCH	SLAB PORCH - COVERED	3158	16x5		80	26.68		2,134



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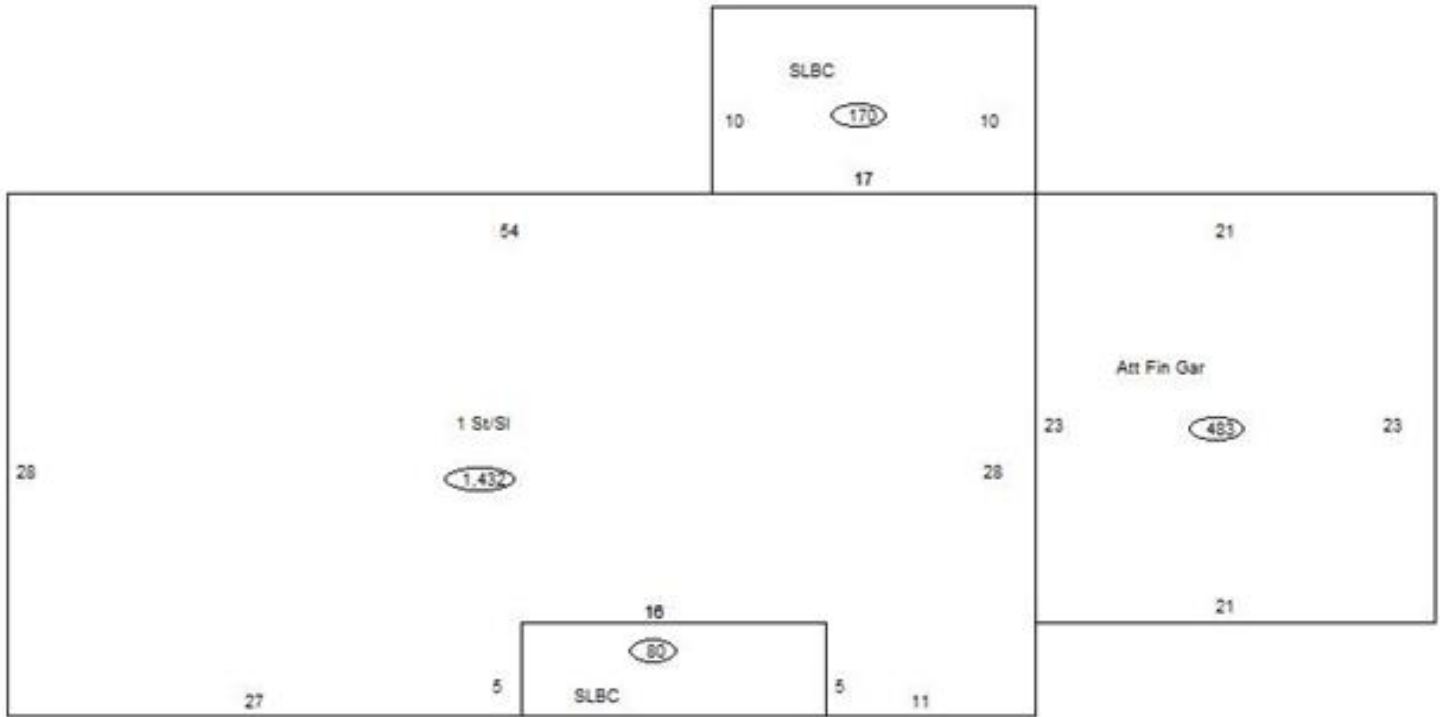
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Sketch Image

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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	1,432	1.000	1,432
2	G	5		10	Att Fin Gar	483	1.000	483
3	M	PRCH		10	SLBC	170	1.000	170
4	M	PRCH		10	SLBC	80	1.000	80
Total Building Area						1,432		1,432



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x26x7	Dirt	Composition Shingle	260
	Qual 2	Cond 3	Year 2000	Eff Age 20		

Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (12.29 x 260)	3,195		3,195	1,885	1,310



SPLG	Swimming Pool - In Ground	0x0x0	Concrete		660
Qual 3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
Base Cost (49.77 x 660)	32,848		32,848	21,351	11,497