



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 660001534 Parcel ID 21N16E-02-3-00000-000-0000 Cadastral ID 02-21-16-01600 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 312126 MELSON, PATRICK WAYNE & JESSICA RENEE 19955 S LAKE DR CLAREMORE OK 74017-0000 Parcel Location Situs 19555 S LAKE DR Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 2 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32317051 -95.57790109 N2 SW SW SW.																																																																																																																									
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	5.0806		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	221,312.00 x .38 = 84,338		
Factor Value			
Adjustments	1.0000		
Lot Value	84,338		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-27\IMG_003 4/3/2023

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	1,104 / 1,104
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,104
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1976 / 50

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	167,452	151.68	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	108.60	Total Misc Impr	+	2,301	
Roofing Adj	+ 4.65	Garage Cost	+	14,325	
Subfloor Adj	+ -1.21	Total RCN	=	163,414	
Heat/Cool Adj	+ 11.47	Depreciation (57%)	-	93,146	
Plumbing Adj	+ 9.45	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	70,268	
Adj Base Cost	= 132.96	Lot Value	+	84,338	
Total Area	x 1,104	Indicated Value	=	154,606	
Adjusted Cost	= 146,788	Value Per SqFt		140.04	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	70,268		
Lot Value	84,338		
Indicated Value	154,606	140.04	Per SqFt
Agland Value			
Site Improvements	29,528		
Total Value	184,134	166.79	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	4244	24x4		96	23.97		2,301



Rogers

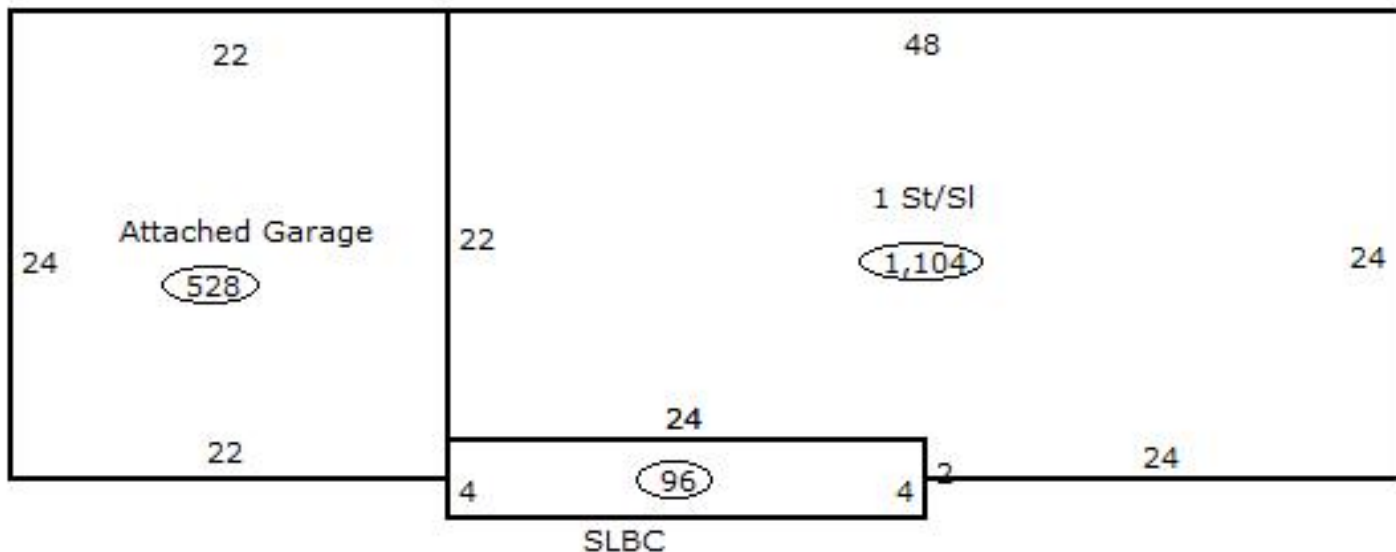
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Sketch Image

660001534



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,104	1.000	1,104
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	96	1.000	96
Total Building Area						1,104		1,104



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STA STG AVG		14x14x0			196
	Qual 3	Cond	Year 2019	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (7.02 x 196)	1,376		1,376		1,376
	UTIL SHOP BUILDING		0x0x0			1,000
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 1,000)	31,280		31,280	3,128	28,152