



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:07:06
Page 1

Assessment Data					Primary Image																																																	
Account 660003718 Parcel ID 000000-00-0-00630-001-0025 Cadastral ID 05-21-15-03840 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 259418 MELTON, STEVEN & JANET TRUST 5655 E HUNTER LN CLAREMORE OK 74019-0000 Parcel Location Situs 05655 HUNTER LN Subdivision QUAIL CREEK AMENDED Lot/Block 0025 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 15 / 5 Neighborhood 1107 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0330\IMG_0052. 3/31/2022</p>																																																	
Legal Description Lat/Long: 36.32412174 -95.72822056																																																						
LOT 25 BLOCK 1 QUAIL CREEK AMENDED					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																																								
Number	Description	Opened	Closed	Amount																																																		
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	/	MELTON, STEVEN ALAN & DEVIN, RONALD D	07/26/2018	0	4																																													
					967/585		08/30/1994	99,500	Yes																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.538</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 52,409</td> <td>36,860</td> <td>11%</td> <td>4,055</td> <td>Assessed</td> <td>17,402</td> <td>1,888.78</td> </tr> <tr> <td>Year Frozen</td> <td>2023</td> <td>Improvements 172,519</td> <td>121,333</td> <td> </td> <td>13,347</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 224,928</td> <td>158,193</td> <td> </td> <td>17,402</td> <td>Total Taxable</td> <td>16,402</td> <td>1,791.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	0	Land Value 52,409	36,860	11%	4,055	Assessed	17,402	1,888.78	Year Frozen	2023	Improvements 172,519	121,333		13,347	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value 224,928	158,193		17,402	Total Taxable	16,402	1,791.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																																														
Remove Cap	0	Land Value 52,409	36,860	11%	4,055	Assessed	17,402	1,888.78																																														
Year Frozen	2023	Improvements 172,519	121,333		13,347	Penalty	0																																															
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00																																														
TIF Project ID	0	Total Value 224,928	158,193		17,402	Total Taxable	16,402	1,791.00																																														
Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660003718	MELTON, STEVEN & JANET	7	216,656	1000	16,401	1,791.00																																															
2024	2024-660003718	MELTON, STEVEN & JANET	7	225,541	1000	16,400	1,824.00																																															
2023	2023-660003718	MELTON, STEVEN & JANET	7	178,175	1000	16,401	1,785.00																																															
2022	2022-660003718	MELTON, STEVEN & JANET	7	172,176	1000	15,894	1,798.00																																															
2021	2021-660003718	MELTON, STEVEN & JANET	7	169,314	1000	15,402	1,724.00																																															
2020	2020-660003718	MELTON, STEVEN & JANET	7	166,881	1000	14,925	1,669.00																																															
2019	2019-660003718	MELTON, STEVEN & JANET	7	161,081	1000	14,461	1,619.00																																															
2018	2018-660003718	MELTON, STEVEN & JANET	7	168,382	1000	14,010	1,518.00																																															
2017	2017-660003718	MELTON, STEVEN ALAN &	7	167,147	1000	13,574	1,485.00																																															
2016	2016-660003718	MELTON, STEVEN ALAN &	7	163,353	1000	13,149	1,440.00																																															
2015	2015-660003718	MELTON, STEVEN ALAN &	7	160,523	1000	12,737	1,404.00																																															
2014	2014-660003718	MELTON, STEVEN ALAN &	7	161,344	1000	12,337	1,371.00																																															
2013	2013-660003718	MELTON, STEVEN ALAN &	7	153,640	1000	11,949	1,304.00																																															



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:07:06
 Page 2

Lot Data		Square-Foot - NBHD 1107 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1283		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	49,149.00 x 1.07 = 52,409		
Factor Value			
Adjustments	1.0000		
Lot Value	52,409		



\\tsclient\C\Users\Randy Necessary\Pictures\101_0330\IMG_0052. 3/31/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	30% Frame, Siding, Wood 70% Veneer, Stone
Base/Total Area	1,782 / 1,782
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,782
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	648 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	219,962 123.44 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	106,370 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	147,472
Lot Value	52,409
Indicated Value	199,881 112.17 Per SqFt
Agland Value	
Site Improvements	25,047
Total Value	224,928 126.22 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.59	Total Misc Impr	+ 14,427
Roofing Adj	+ 4.37	Garage Cost	+ 16,880
Subfloor Adj	+ -1.15	Total RCN	= 257,942
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 113,494
Plumbing Adj	+ 7.90	Lump Sums	+ 3,024
Basement Adj	+ 0.00	RCNLD	= 147,472
Adj Base Cost	= 127.18	Lot Value	+ 52,409
Total Area	x 1,782	Indicated Value	= 199,881
Adjusted Cost	= 226,635	Value Per SqFt	112.17

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	9155	28x9		252	23.40		5,897
PRCH	SLAB PORCH - COVERED	9156	5x4		20	24.21		484
WODO	WOOD DECK - OPEN	9157	28x27		756	16.00	75%	3,024
GF	GAZEBO FAIR			1	1	2,950.00		2,950



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

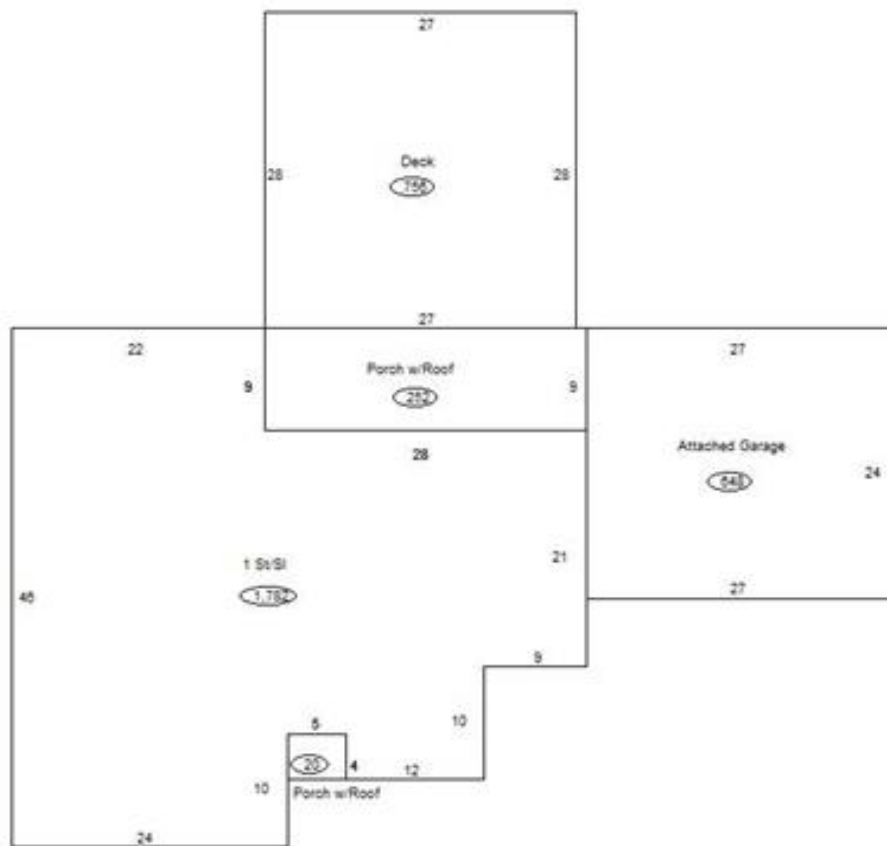
Date 04/17/2026

Time 02:07:06

Page 3

Sketch Image

660003718



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,782	1.000	1,782
2	G	1		13	Attached Garage	648	1.000	648
3	M	PRCH		13	SLBC	252	1.000	252
4	M	PRCH		13	SLBC	20	1.000	20
5	M	WODO		13	WODO	756	1.000	756
Total Building Area						1,782		1,782



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:07:06
Page 4

660003718

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 2	Cond 3	Year 2008	Eff Age 14		
Valuation Summary		Modifier Total		RCN	Depr (31% Phys/ % Func)	RCNLD
Base Cost (30.25 x 1,200)		36,300		36,300	11,253	25,047