



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 17:29:30
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Assessment Data					Primary Image																																																																																																																				
Account 660004370 Parcel ID 21N16E-05-3-00000-000-0000 Cadastral ID 05-21-16-10000 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 280213 MELTON, ROBERT L & SANDRA L CO TRUSTEES 611 N MOORE CLAREMORE OK 74017-0000 Parcel Location Situs 00611 N MOORE AVE Subdivision Lot/Block / Parcel Size 9.5 - Acres Sec/Twn/Rng 5 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32465656 -95.62929613 NE SW SW LESS TR BEG: SW/C, N 132', E 165'; SELY 133.47'; W 185' TO POB																																																																																																																									
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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	9.5	
Non-Ag Acres	9.5085	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	414,189.00 x .30 = 122,913	
Factor Value		
Adjustments	1.0000	
Lot Value	122,913	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5.5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	3,519 / 4,112
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,519
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 3.5 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2008 / 14



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	665,876	161.93	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	107.17	Total Misc Impr	+	55,029			
Roofing Adj	+ 5.85	Garage Cost	+	38,966			
Subfloor Adj	+ -5.51	Total RCN	=	654,049			
Heat/Cool Adj	+ 20.10	Depreciation (11%)	-	71,945			
Plumbing Adj	+ 8.59	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	582,104			
Adj Base Cost	= 136.20	Lot Value	+	122,913			
Total Area	x 4,112	Indicated Value	=	705,017			
Adjusted Cost	= 560,054	Value Per SqFt		171.45			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	582,104		
Lot Value	122,913		
Indicated Value	705,017	171.45	Per SqFt
Agland Value			
Site Improvements			
Total Value	705,017	171.45	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	8,928.49		17,857
PRCH	SLAB PORCH - COVERED	11342		72	72	45.69		3,290
PRCH	SLAB PORCH - COVERED	11343	38x9		342	44.08		15,075
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	11344	19x13		247	49.20		12,152
PRCH	SLAB PORCH - COVERED	11345	101		101	45.54		4,600
PATO	SLAB PORCH - OPEN	11346	123		123	16.71		2,055



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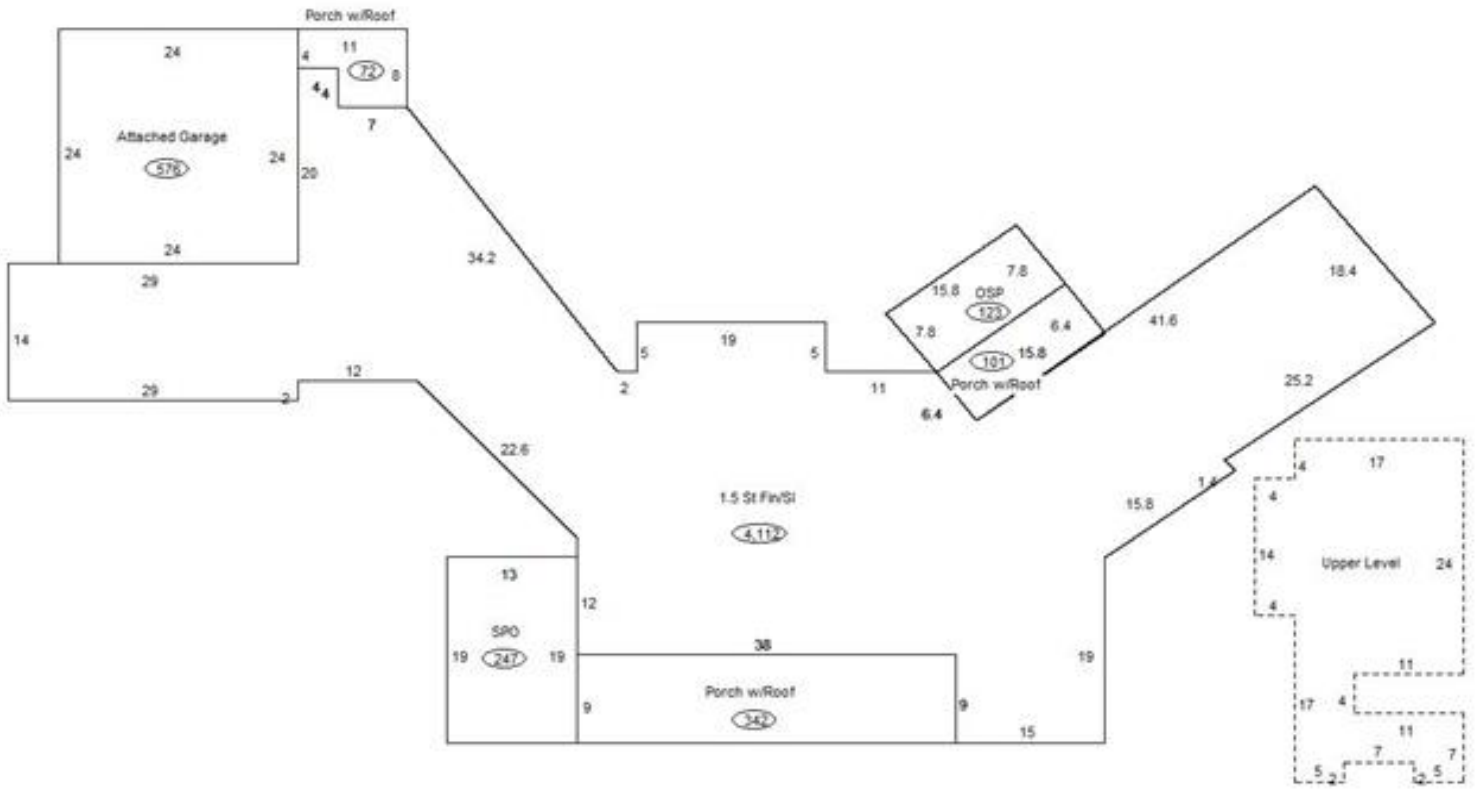
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Sketch Image

660004370



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	3,519	1.169	4,112
2	U	^UL	Overhang	13	Upper Level	593	1.000	593
3	G	1		13	Attached Garage	576	1.000	576
4	M	PRCH		13	SLBC	72	1.000	72
5	M	PRCH		13	SLBC	342	1.000	342
6	M	EPKS		13	Screen Porch	247	1.000	247
7	M	PRCH		13	SLBC	101	1.000	101
8	M	PATO		13	Open Slab	123	1.000	123
Total Building Area						3,519		4,112