



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 660004392 Parcel ID 21N16E-05-3-00000-000-0000 Cadastral ID 05-21-16-12600 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 310744 MELTON, ROBERT L & SANDRA L TRUSTEES 611 N MOORE AVE CLAREMORE OK 74017-0000 Parcel Location Situs 00539 N KATES AVE Subdivision Lot/Block / Parcel Size .3 - Acres Sec/Twn/Rng 5 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-1\IMG_0031. 5/1/2023</p>									
Legal Description Lat/Long: 36.32388691 -95.63008228														
TR IN NE SW SW BEG: SW/C NE SW SW, N 132', E 165', S 08-77 E 133 47' TO PT ON S BOUND/L NE SW SW, W 185' TO POB, LESS W 75' THEREOF					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					
					2359/99	FEDERAL HOME LOAN MORTGAGE C	09/23/2013	41,500	3					
					2308/622	HODGES, HEATHER R	02/21/2013	0	10					
					1772/675	BENNITT, CRAIG A	05/05/2006	90,500	YES					
					1181/314	SPRINGER, PAUL O &	07/12/1999	85,000	Yes					
					998/613	GOAD, CONNIE L	07/31/1995	70,000	Yes					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax					
Remove Cap	2014		Land Value	10,900	10,900	11%	1,199	Assessed	5,989					
Year Frozen	0		Improvements	44,713	43,548		4,790	Penalty	0					
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0					
TIF Project ID	0		Total Value	55,613	54,448		5,989	Total Taxable	5,989					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660004392	MELTON, ROBERT L & SANDRA L			17	53,331	0	5,704	527.00					
2024	2024-660004392	MELTON, ROBERT L & SANDRA L			17	69,458	0	5,433	502.00					
2023	2023-660004392	MELTON, ROBERT L & SANDRA L			17	62,228	0	5,174	474.00					
2022	2022-660004392	MELTON, ROBERT L & SANDRA L			17	44,797	0	4,928	456.00					
2021	2021-660004392	MELTON, ROBERT L & SANDRA L			17	54,575	0	6,004	530.00					
2020	2020-660004392	MELTON, ROBERT L & SANDRA L			17	53,819	0	5,920	542.00					
2019	2019-660004392	MELTON, ROBERT L & SANDRA L			17	53,884	0	5,927	549.00					
2018	2018-660004392	MELTON, ROBERT L & SANDRA L			17	55,767	0	6,135	567.00					
2017	2017-660004392	MELTON, ROBERT L & SANDRA L			17	55,364	0	6,090	559.00					
2016	2016-660004392	MELTON, ROBERT L & SANDRA L			17	54,123	0	5,954	559.00					
2015	2015-660004392	MELTON, ROBERT L & SANDRA L			17	75,835	0	8,342	752.00					
2014	2014-660004392	MELTON, ROBERT L & SANDRA L			17	79,131	0	8,705	807.00					
2013	2013-660004392	MELTON, ROBERT L			17	107,058	0	10,627	972.00					



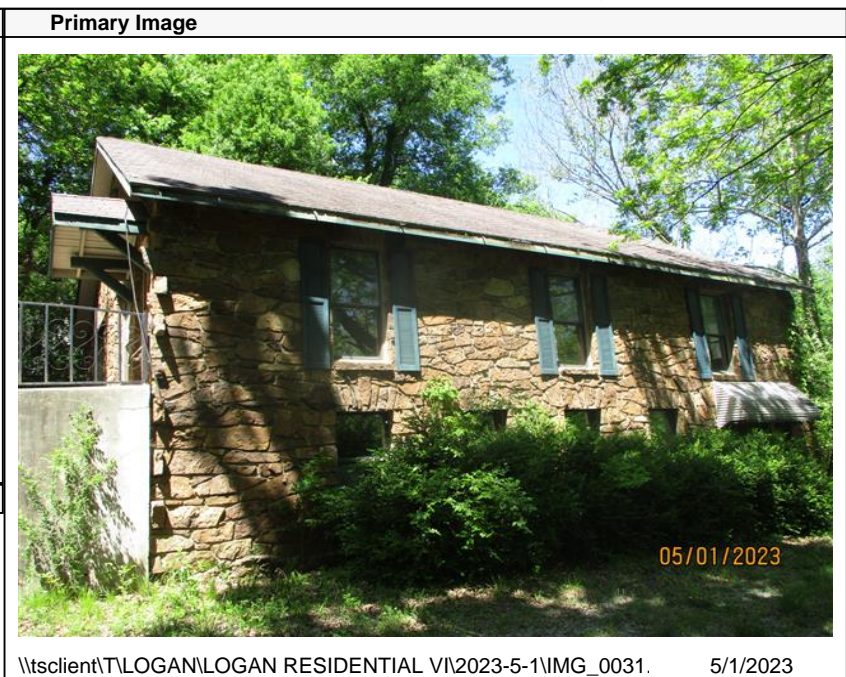
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2843		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	12,386.00 x .88 = 10,900		
Factor Value			
Adjustments	1.0000		
Lot Value	10,900		



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Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	2 - Fair
Architecture	
Style	100% Two Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,092 / 2,184
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1955 / 99

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	112,744	51.62	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	77.03	Total Misc Impr	+ 17,375				
Roofing Adj	+ 2.07	Garage Cost	+ 0				
Subfloor Adj	+ 1.21	Total RCN	= 223,566				
Heat/Cool Adj	+ 10.30	Depreciation (80%)	- 178,853				
Plumbing Adj	+ 3.80	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 44,713				
Adj Base Cost	= 94.41	Lot Value	+ 10,900				
Total Area	x 2,184	Indicated Value	= 55,613				
Adjusted Cost	= 206,191	Value Per SqFt	25.46				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	44,713		
Lot Value	10,900		
Indicated Value	55,613	25.46	Per SqFt
Agland Value			
Site Improvements			
Total Value	55,613	25.46	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	11406	288		288	53.62		15,443
PATO	SLAB PORCH - OPEN	11407	26x8		208	9.29		1,932



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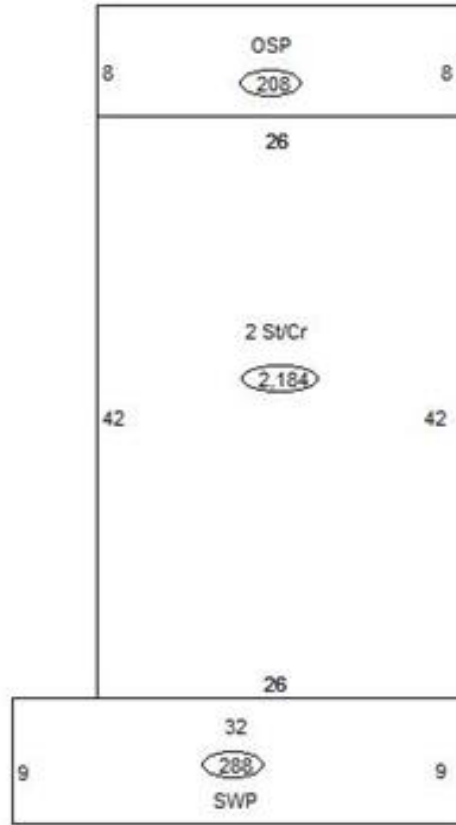
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Sketch Image

660004392



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Crawl	13	2 St/Cr	1,092	2.000	2,184
2	M	EPSW		13	EPSW	288	1.000	288
3	M	PATO		13	Open Slab	208	1.000	208
Total Building Area						1,092		2,184