




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																		
<b>Account</b> 660007629 <b>Parcel ID</b> 000000-00-0-10440-006-0009 <b>Cadastral ID</b> 08-21-16-06960 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 305985 MANCELL, MELISSA D  610 S SUNSET DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00610 S SUNSET DR <b>Subdivision</b> SUNSET ACRES <b>Lot/Block</b> 0009 / 0006 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 8 / 21 / 16 / 5 <b>Neighborhood</b> 1177 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-16\IMG_005: 5/16/2023</p>																																		
<b>Legal Description</b> Lat/Long: 36.30983753 -95.63049763																																							
LOT 9 BLOCK 6 SUNSET ACRES					<b>Building Permits</b> <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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																									
Number	Description	Opened	Closed	Amount																																			
<b>Exemptions</b>					<b>Sale History</b>																																		
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																														
H	Homestead	Yes	1,000	1,000	2211/327	LEES, RONALD D	11/17/2011	87,000	YES																														
					2165/896	SEC OF HUD	03/28/2011	0	1																														
					2126/891	RUDISALE, ALAN L	07/19/2010	0	10																														
					1690/94	MAEDER, BRIAN D & CARLA G	06/16/2005	80,000	YES																														
					1257/42	RIDDLES, GEORGE J & DORCAS-M	11/13/2000	52,833	Yes																														
					1227/75	NORTHCUTT, CHERYL JEAN	05/09/2000	38,500	Yes																														
<b>Parcel Valuation</b>																																							
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>																														
Remove Cap	0	<b>Land Value</b>	29,521	21,218	11%	2,334	<b>Assessed</b>	11,193	1,034.57																														
Year Frozen	0	<b>Improvements</b>	82,821	80,538		8,859	<b>Penalty</b>	0																															
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-93.00																														
TIF Project ID	0	<b>Total Value</b>	112,342	101,756		11,193	<b>Total Taxable</b>	10,193	942.00																														
<b>Assessment History</b>																																							
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																														
2025	2025-660007629	MANCELL, MELISSA D			17	110,875	1000	9,867	912.00																														
2024	2024-660007629	MANCELL, MELISSA D			17	107,627	1000	9,551	883.00																														
2023	2023-660007629	MANCELL, MELISSA D			17	93,123	1000	9,244	847.00																														
2022	2022-660007629	MANCELL, MELISSA D			17	95,735	1000	9,531	882.00																														
2021	2021-660007629	MANCELL, MELISSA D			17	95,809	1000	9,390	829.00																														
2020	2020-660007629	MANCELL, MELISSA D			17	93,278	1000	9,087	832.00																														
2019	2019-660007629	MANCELL, MELISSA D			17	89,031	1000	8,793	814.00																														
2018	2018-660007629	MANCELL, MELISSA D			17	94,229	1000	9,365	865.00																														
2017	2017-660007629	MANCELL, MELISSA D			17	93,477	1000	9,282	852.00																														
2016	2016-660007629	MANCELL, MELISSA D			17	91,215	1000	9,034	848.00																														
2015	2015-660007629	MANCELL, MELISSA D			17	91,893	1000	9,108	821.00																														
2014	2014-660007629	MANCELL, MELISSA D			17	92,595	1000	8,896	825.00																														
2013	2013-660007629	MANCELL, MELISSA D			17	87,345	1000	8,608	788.00																														



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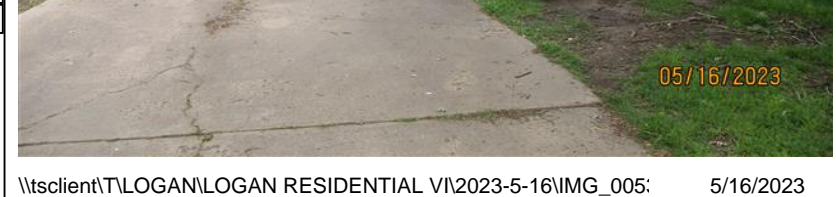
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Lot Data	Square-Foot - NBHD 1177 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 12268 <b>Non-Ag Acres</b> 0.1901 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> Square-Foot <b>Base Lot Value</b> 8,283.00 x 3.56 = 29,521 <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b> 29,521		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,098 / 1,098
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,098
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	380 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1970 / 34



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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	105,549	96.13	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	140,470		Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	107.49	<b>Total Misc Impr</b>	+	1,844	
<b>Roofing Adj</b>	+ 4.40	<b>Garage Cost</b>	+	9,568	
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	=	150,584	
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 45%)</b>	-	67,763	
<b>Plumbing Adj</b>	+ 4.56	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	82,821	
<b>Adj Base Cost</b>	= 126.75	<b>Lot Value</b>	+	29,521	
<b>Total Area</b>	x 1,098	<b>Indicated Value</b>	=	112,342	
<b>Adjusted Cost</b>	= 139,172	<b>Value Per SqFt</b>		102.32	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	82,821		
<b>Lot Value</b>	29,521		
<b>Indicated Value</b>	112,342	102.32	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	112,342	102.32	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	17920	10x3		30	21.20		636
PATO	SLAB PORCH - OPEN	17921	12x10		120	10.07		1,208



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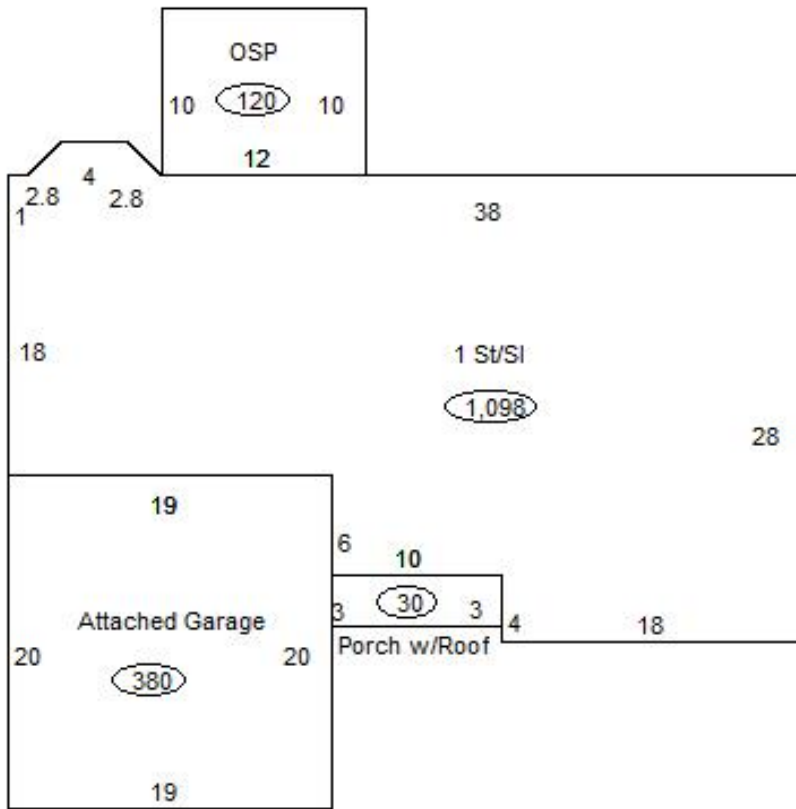
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Sketch Image

660007629



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,098	1.000	1,098
2	G	1		13	Attached Garage	380	1.000	380
3	M	PRCH		13	SLBC	30	1.000	30
4	M	PATO		13	Open Slab	120	1.000	120
<b>Total Building Area</b>						<b>1,098</b>		<b>1,098</b>