



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 01:51:46
Page 1

Assessment Data					Primary Image				
Account 660010077 Parcel ID 21N17E-09-4-00000-000-0000 Cadastral ID 09-21-17-00900 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 346583 PASSMORE, MONTE & MELODY LIVING TRUST 20865 S 4215 RD CLAREMOREO OK 74019-0000 Parcel Location Situs 20865 S 4215 RD Subdivision Lot/Block / Parcel Size 12.85 - Acres Sec/Twn/Rng 9 / 21 / 17 / 4 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					No Image On File				
Legal Description Lat/Long: 36.30969923 -95.49711516					Building Permits				
SW SE LYING S OF HWY 20 LESS E 627' THEREOF, AND LESS S 462' THEREOF					Number	Description	Opened	Closed	Amount
						R3-BUILDING NEW SHOP	01/2002	08/2002	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	PASSMORE, MONTE & MELODY A	01/16/2025		21
					1416/640	PASSMORE, MELODY A	10/18/2002	0	4
					924/475	COURSEY, LEROY JR	08/06/1993	78,500	Yes
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax
Remove Cap			Land Value	2,597	2,597	11%	Assessed	6,532	642.23
Year Frozen	0		Improvements	114,327	56,785		Penalty	0	
Uncapped Value	0		Mobile Home	0	0		Exemption	1,000	-88.00
TIF Project ID	0		Total Value	116,924	59,382		Total Taxable	5,532	554.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660010077	PASSMORE, MONTE & MELODY			94	89,935	1000	5,342	535.00
2024	2024-660010077	PASSMORE, MONTE & MELODY A			94	96,793	1000	5,158	556.00
2023	2023-660010077	PASSMORE, MONTE & MELODY A			94	91,014	1000	4,978	548.00
2022	2022-660010077	PASSMORE, MONTE & MELODY A			94	92,615	1000	4,804	534.00
2021	2021-660010077	PASSMORE, MONTE & MELODY A			94	59,004	1000	4,635	499.00
2020	2020-660010077	PASSMORE, MONTE & MELODY A			94	68,028	1000	4,471	478.00
2019	2019-660010077	PASSMORE, MONTE & MELODY A			94	64,243	1000	4,312	455.00
2018	2018-660010077	PASSMORE, MONTE & MELODY A			94	69,620	1000	4,157	444.00
2017	2017-660010077	PASSMORE, MONTE & MELODY A			94	62,319	1000	4,007	423.00
2016	2016-660010077	PASSMORE, MONTE & MELODY A			94	61,124	1000	3,861	406.00
2015	2015-660010077	PASSMORE, MONTE & MELODY A			94	59,738	1000	3,720	400.00
2014	2014-660010077	PASSMORE, MONTE & MELODY A			94	61,634	1000	3,582	376.00
2013	2013-660010077	PASSMORE, MONTE & MELODY A			94	58,152	1000	3,449	357.00



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 01:51:47
Page 2

Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,770 / 1,770
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1930 / 72

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	89.39	Total Misc Impr	+ 35,294
Roofing Adj	+ 4.88	Garage Cost	+
Subfloor Adj	+ 1.07	Total RCN	= 229,923
Heat/Cool Adj	+ 11.47	Depreciation (74%)	- 170,143
Plumbing Adj	+ 3.15	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 59,780
Adj Base Cost	= 109.96	Lot Value	+
Total Area	x 1,770	Indicated Value	= 59,780
Adjusted Cost	= 194,629	Value Per SqFt	33.77

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	59,780		
Lot Value			
Indicated Value	59,780	33.77	Per SqFt
Agland Value	2,597		
Site Improvements	54,547		
Total Value	116,924	66.06	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	23635	24x8		192	23.59		4,529
PRCH	SLAB PORCH - COVERED	23637	10x5		50	24.11		1,206
EPSW	ENCLOSED PORCH - SOLID WALL	135356	16x12		192	62.04		11,912
PRCH	SLAB PORCH - COVERED	23635	24x8		192	23.59		4,529
PRCH	SLAB PORCH - COVERED	23637	10x5		50	24.11		1,206
EPSW	ENCLOSED PORCH - SOLID WALL	135356	16x12		192	62.04		11,912



Rogers

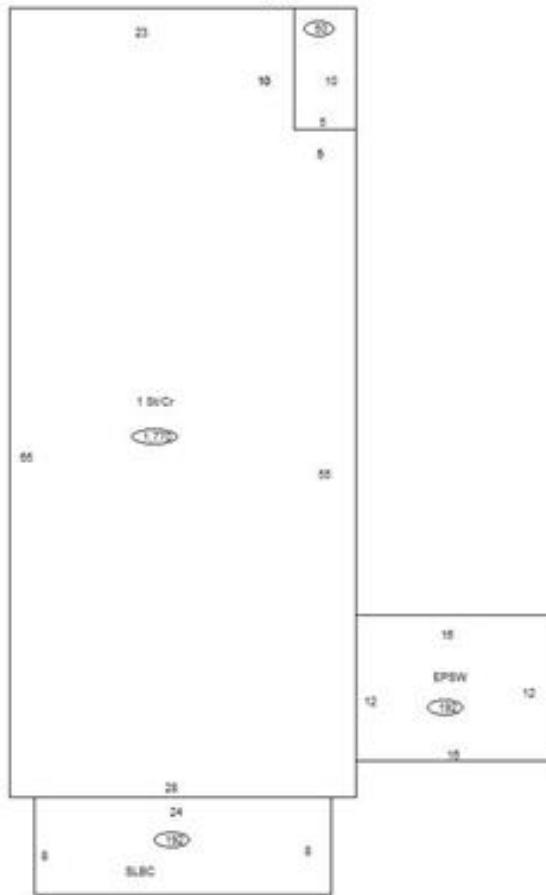
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 01:51:47
 Page 3

Sketch Image

660010077



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		10	SLBC	192	1.000	192
2	R	1	Crawl	10	1 St/Cr	1,770	1.000	1,770
3	M	PRCH		10	SLBC	50	1.000	50
4	M	EPSW		10	EPSW	192	1.000	192
Total Building Area						1,770		1,770



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 01:51:47
Page 4

660010077

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	48x60x0			2,880
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (25.83 x 2,880)	74,390		74,390	22,317	52,073
	LF	LOAFING SHED	0x0x0			360
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 360)	1,534		1,534	384	1,150
	LT	LEAN-TO	12x54x0			648
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 648)	1,892		1,892	568	1,324
	BARN	BARN	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (11.51 x)					
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 01:51:47
Page 5

Agland Inventory

660010077

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51		0	2.000	143	143	286	286
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30		0	.850	84	84	71	71
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	10.000	224	224	2,240	2,240
IMP PST Totals						12.850			2,597	2,597
Total Agland						12.850			2,597	2,597