



# 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> 660011034 <b>Parcel ID</b> 21N17E-10-2-00000-000-0000 <b>Cadastral ID</b> 10-21-17-03200 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 306868 <b>WATKINS, MELISSA SHAY</b>  20223 S LITTLE FOX DR UNIT A CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 20223 S LITTLE FOX DR UNIT A <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 10 / 21 / 17 / 2 <b>Neighborhood</b> 2117 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS	 <p>660011034 12/04/25</p> <p>660011034_001.JPG 12/9/2025</p>																									
<b>Legal Description</b> Lat/Long: 36.31702780 -95.48179017	<b>Building Permits</b>																									
SW DIAG/2 NE SE NW	<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																				
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<b>Exemptions</b>	<b>Sale History</b>																									
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H	Homestead	Yes	1,000	1,000																						
Bk/Pg	Grantor	Date	Price	Code																						
/	WATKINS, SANDRA J &	05/30/2025	0	4																						
836/347			53,500	No																						

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	0	Land Value 77,394	48,104	11%	5,291	Assessed	18,520	1,820.89	
Year Frozen	0	Improvements 131,466	120,265		13,229	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-88.00	
TIF Project ID	0	Total Value 208,860	168,369		18,520	Total Taxable	17,520	1,733.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660011034	WATKINS, MELISSA SHAY	94	202,949	1000	16,981	1,680.00	
2024	2024-660011034	WATKINS, SANDRA J &	94	210,726	1000	16,458	1,739.00	
2023	2023-660011034	WATKINS, SANDRA J &	94	157,863	1000	15,949	1,719.00	
2022	2022-660011034	WATKINS, SANDRA J &	94	150,902	1000	15,455	1,682.00	
2021	2021-660011034	WATKINS, SANDRA J &	94	149,033	1000	14,976	1,577.00	
2020	2020-660011034	WATKINS, SANDRA J &	94	149,575	1000	14,511	1,523.00	
2019	2019-660011034	WATKINS, SANDRA J &	94	136,902	1000	14,059	1,455.00	
2018	2018-660011034	WATKINS, SANDRA J &	94	140,390	1000	13,771	1,440.00	
2017	2017-660011034	WATKINS, SANDRA J &	94	140,131	1000	13,342	1,377.00	
2016	2016-660011034	WATKINS, SANDRA J &	94	137,056	1000	12,924	1,329.00	
2015	2015-660011034	WATKINS, SANDRA J &	94	135,348	1000	12,518	1,315.00	
2014	2014-660011034	WATKINS, SANDRA J &	94	138,671	1000	12,125	1,249.00	
2013	2013-660011034	WATKINS, SANDRA J	94	125,244	1000	11,742	1,192.00	



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Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 5 <b>Non-Ag Acres</b> 5.0955 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 221,958.00 x .35 = 77,394 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 77,394		<p>660011034 12/04/25</p> <p>660011034_001.JPG 12/9/2025</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	10% Veneer, Masonry 90% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,035 / 1,553
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,035
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	400 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1990 / 27

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	88.97	<b>Total Misc Impr</b>	+ 10,070
<b>Roofing Adj</b>	+ 3.30	<b>Garage Cost</b>	+ 11,700
<b>Subfloor Adj</b>	+ -0.88	<b>Total RCN</b>	= 195,597
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 36%)</b>	- 70,415
<b>Plumbing Adj</b>	+ 9.07	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 125,182
<b>Adj Base Cost</b>	= 111.93	<b>Lot Value</b>	+ 77,394
<b>Total Area</b>	x 1,553	<b>Indicated Value</b>	= 202,576
<b>Adjusted Cost</b>	= 173,827	<b>Value Per SqFt</b>	130.44

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>Adusted R</b>	0.8445		
<b>Indicated Value</b>	174,108	112.11	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	125,182		
<b>Lot Value</b>	77,394		
<b>Indicated Value</b>	202,576	130.44	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	6,284		
<b>Total Value</b>	208,860	134.49	Total Value Per SqFt

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	26476		181	181	23.64		4,279
PATO	SLAB PORCH - OPEN	26477		8x8	64	10.86		695





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			400
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.28 x 400)	12,512		12,512	6,882	5,630
	LF	LOAFING SHED	12x32x0			384
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.26 x 384)	1,636		1,636	982	654