



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:26:45
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660011773 Parcel ID 000000-00-0-00876-003-0016 Cadastral ID 11-21-14-05920 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 267316 CARPENTER, MELODY G & HAROLD J 10908 N 172ND E AVE OWASSO OK 74055-0000 Parcel Location Situs 10908 N 172ND E AVE Subdivision VILLAGE SECOND Lot/Block 0016 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 21 / 14 / 5 Neighborhood 1047 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.31222901 -95.78256024																																																																																																																									
Building Permits					\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-31\ 8/31/2022																																																																																																																				
Exemptions					Sale History																																																																																																																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>HV</td> <td>Veteran</td> <td>Yes</td> <td>999,999</td> <td>22,394</td> </tr> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	HV	Veteran	Yes	999,999	22,394	H	Homestead	Yes	1,000		<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>1092/976</td> <td>CRUTCHFIELD, JOHN R</td> <td>12/15/1997</td> <td></td> <td>124,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	1092/976	CRUTCHFIELD, JOHN R	12/15/1997		124,000																																																																																							
Code	Type	Active	Maximum	Exemption																																																																																																																					
HV	Veteran	Yes	999,999	22,394																																																																																																																					
H	Homestead	Yes	1,000																																																																																																																						
Number	Description	Opened	Closed	Amount																																																																																																																					
1092/976	CRUTCHFIELD, JOHN R	12/15/1997		124,000																																																																																																																					
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>1998</td> <td>Land Value 84,341</td> <td>48,955</td> <td>11%</td> <td>5,385</td> <td>Assessed</td> <td>22,394</td> <td>2,193.72</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 180,761</td> <td>154,620</td> <td></td> <td>17,009</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>22,394</td> <td>-2,194.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 265,102</td> <td>203,575</td> <td></td> <td>22,394</td> <td>Total Taxable</td> <td>0</td> <td>0.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	1998	Land Value 84,341	48,955	11%	5,385	Assessed	22,394	2,193.72	Year Frozen	0	Improvements 180,761	154,620		17,009	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	22,394	-2,194.00	TIF Project ID	0	Total Value 265,102	203,575		22,394	Total Taxable	0	0.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																																																																																																	
Remove Cap	1998	Land Value 84,341	48,955	11%	5,385	Assessed	22,394	2,193.72																																																																																																																	
Year Frozen	0	Improvements 180,761	154,620		17,009	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	22,394	-2,194.00																																																																																																																	
TIF Project ID	0	Total Value 265,102	203,575		22,394	Total Taxable	0	0.00																																																																																																																	
Assessment History					<table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660011773</td><td>CARPENTER, MELODY G &</td><td>3</td><td>259,478</td><td>21741</td><td></td><td>.00</td></tr> <tr><td>2024</td><td>2024-660011773</td><td>CARPENTER, MELODY G &</td><td>3</td><td>286,519</td><td>21108</td><td></td><td>.00</td></tr> <tr><td>2023</td><td>2023-660011773</td><td>CARPENTER, MELODY G &</td><td>3</td><td>208,301</td><td>20493</td><td></td><td>.00</td></tr> <tr><td>2022</td><td>2022-660011773</td><td>CARPENTER, MELODY G</td><td>3</td><td>180,876</td><td>1000</td><td>18,896</td><td>1,851.00</td></tr> <tr><td>2021</td><td>2021-660011773</td><td>CARPENTER, MELODY G</td><td>3</td><td>186,303</td><td>1000</td><td>19,493</td><td>1,886.00</td></tr> <tr><td>2020</td><td>2020-660011773</td><td>CARPENTER, MELODY G</td><td>3</td><td>183,421</td><td>1000</td><td>19,029</td><td>1,838.00</td></tr> <tr><td>2019</td><td>2019-660011773</td><td>CARPENTER, MELODY G</td><td>3</td><td>176,783</td><td>1000</td><td>18,446</td><td>1,783.00</td></tr> <tr><td>2018</td><td>2018-660011773</td><td>CARPENTER, MELODY G</td><td>3</td><td>182,805</td><td>1000</td><td>18,116</td><td>1,686.00</td></tr> <tr><td>2017</td><td>2017-660011773</td><td>CARPENTER, MELODY G</td><td>3</td><td>181,236</td><td>1000</td><td>17,560</td><td>1,652.00</td></tr> <tr><td>2016</td><td>2016-660011773</td><td>CARPENTER, MELODY G</td><td>3</td><td>177,053</td><td>1000</td><td>17,019</td><td>1,602.00</td></tr> <tr><td>2015</td><td>2015-660011773</td><td>CARPENTER, MELODY G</td><td>3</td><td>172,001</td><td>1000</td><td>16,494</td><td>1,564.00</td></tr> <tr><td>2014</td><td>2014-660011773</td><td>CARPENTER, MELODY G</td><td>3</td><td>173,368</td><td>1000</td><td>15,984</td><td>1,530.00</td></tr> <tr><td>2013</td><td>2013-660011773</td><td>CARPENTER, MELODY G</td><td>3</td><td>163,239</td><td>1000</td><td>15,489</td><td>1,451.00</td></tr> </tbody> </table>					Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660011773	CARPENTER, MELODY G &	3	259,478	21741		.00	2024	2024-660011773	CARPENTER, MELODY G &	3	286,519	21108		.00	2023	2023-660011773	CARPENTER, MELODY G &	3	208,301	20493		.00	2022	2022-660011773	CARPENTER, MELODY G	3	180,876	1000	18,896	1,851.00	2021	2021-660011773	CARPENTER, MELODY G	3	186,303	1000	19,493	1,886.00	2020	2020-660011773	CARPENTER, MELODY G	3	183,421	1000	19,029	1,838.00	2019	2019-660011773	CARPENTER, MELODY G	3	176,783	1000	18,446	1,783.00	2018	2018-660011773	CARPENTER, MELODY G	3	182,805	1000	18,116	1,686.00	2017	2017-660011773	CARPENTER, MELODY G	3	181,236	1000	17,560	1,652.00	2016	2016-660011773	CARPENTER, MELODY G	3	177,053	1000	17,019	1,602.00	2015	2015-660011773	CARPENTER, MELODY G	3	172,001	1000	16,494	1,564.00	2014	2014-660011773	CARPENTER, MELODY G	3	173,368	1000	15,984	1,530.00	2013	2013-660011773	CARPENTER, MELODY G	3	163,239	1000	15,489	1,451.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660011773	CARPENTER, MELODY G &	3	259,478	21741		.00																																																																																																																		
2024	2024-660011773	CARPENTER, MELODY G &	3	286,519	21108		.00																																																																																																																		
2023	2023-660011773	CARPENTER, MELODY G &	3	208,301	20493		.00																																																																																																																		
2022	2022-660011773	CARPENTER, MELODY G	3	180,876	1000	18,896	1,851.00																																																																																																																		
2021	2021-660011773	CARPENTER, MELODY G	3	186,303	1000	19,493	1,886.00																																																																																																																		
2020	2020-660011773	CARPENTER, MELODY G	3	183,421	1000	19,029	1,838.00																																																																																																																		
2019	2019-660011773	CARPENTER, MELODY G	3	176,783	1000	18,446	1,783.00																																																																																																																		
2018	2018-660011773	CARPENTER, MELODY G	3	182,805	1000	18,116	1,686.00																																																																																																																		
2017	2017-660011773	CARPENTER, MELODY G	3	181,236	1000	17,560	1,652.00																																																																																																																		
2016	2016-660011773	CARPENTER, MELODY G	3	177,053	1000	17,019	1,602.00																																																																																																																		
2015	2015-660011773	CARPENTER, MELODY G	3	172,001	1000	16,494	1,564.00																																																																																																																		
2014	2014-660011773	CARPENTER, MELODY G	3	173,368	1000	15,984	1,530.00																																																																																																																		
2013	2013-660011773	CARPENTER, MELODY G	3	163,239	1000	15,489	1,451.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:26:45
Page 2

Lot Data		Square-Foot - NBHD 1047 #1		Primary Image	
Lot Size					
Lot Count	1				
Units Buildable	1				
Non-Ag Acres	1.0856				
Topography					
Street Access					
Utilities					
Amenities		0			
		0			
Method	Square-Foot				
Base Lot Value	47,288.00 x 1.78 = 84,341			<p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-31\ 8/31/2022</p>	
Factor Value				GRM Approach	
Adjustments	1.0000			<p>GRM Code</p> <p>Gross Rent 0.00</p> <p>Indicated Value</p>	
Lot Value	84,341			Multiple Regression	
Residential Data				<p>MRA Code 1 Test</p> <p>Adjusted R 0.8445</p> <p>Indicated Value 250,308 103.82 Per SqFt</p>	
Type	1 Single Family Residence			Direct Comparables	
Condition	3 - Average			<p>Selection Model A Adam Test</p> <p>Adjustment Model 1 2022 Residential</p> <p>Comparables 6</p> <p>Indicated Value 300,810 Per SqFt</p>	
Quality	3 - Average			Value Reconciliation	
Architecture				<p>Selected Approach Cost Approach</p> <p>Improvements 174,209</p> <p>Lot Value 84,341</p> <p>Indicated Value 258,550 107.24 Per SqFt</p> <p>Agland Value</p> <p>Site Improvements 6,552</p> <p>Total Value 265,102 109.96 Total Value Per SqFt</p>	
Style	100% 1 1/2 Story Finished				
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood				
Base/Total Area	1,823 / 2,411				
Style	100% 1 1/2 Story Finished				
HVAC	100% Warmed & Cooled Air				
Roof Cover	1 Composition Shingle				
Area on Slab	1,823				
Fixture/RghIn	14 /				
Bed/F/H Bath	4 / 2.5 /				
Basement Area					
Garage Type	453 Attached Garage - Unfinished				
Remodel					
Year/Eff Age	1979 / 35				
Cost Approach		Manual : 01/2025			
Base Cost	95.00	Total Misc Impr	+ 7,219		
Roofing Adj	+ 3.62	Garage Cost	+ 14,804		
Subfloor Adj	+ -1.73	Total RCN	= 305,629		
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 131,420		
Plumbing Adj	+ 8.10	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 174,209		
Adj Base Cost	= 117.63	Lot Value	+ 84,341		
Total Area	x 2,411	Indicated Value	= 258,550		
Adjusted Cost	= 283,606	Value Per SqFt	107.24		

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40	5,615
PRCH	SLAB PORCH - COVERED	28058	12x5		60	26.74	1,604



Rogers

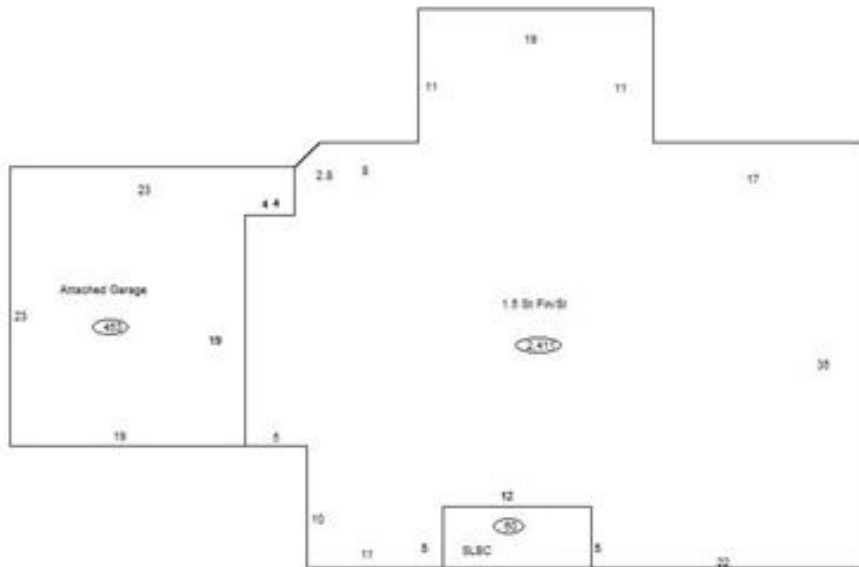
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:26:45
 Page 3

Sketch Image

660011773



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,823	1.323	2,411
2	G	1		10	Attached Garage	453	1.000	453
3	M	PRCH		10	SLBC	60	1.000	60
4	U	^UL		10	Upper Level	588	1.000	588
Total Building Area						1,823		2,411



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:26:45
Page 4

660011773

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			630
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)		RCNLD
Base Cost (16.00 x 630)		10,080	10,080	3,528		6,552