



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	660013837													
Parcel ID	000000-00-0-00933-001-0043													
Cadastral ID	14-21-15-02940													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	18 - CLAREMORE RURAL/W/O FIRE													
Name ID	115764													
TEEHEE, MELINDA K														
8022 E WINCHESTER AVE CLAREMORE OK 74019-0000														
Parcel Location														
Situs	08022 E WINCHESTER AVE													
Subdivision	WINCHESTER HEIGHTS													
Lot/Block	0043 / 0001	Parcel Size 1 - Lots												
Sec/Twn/Rng	14 / 21 / 15 / 5													
Neighborhood	1209 - R-V03,3-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.29911370 -95.68609288														
Building Permits														
LOT 43 BLOCK 1 WINCHESTER HEIGHTS														
<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					
H	Homestead	Yes	1,000	1,000	837/693			68,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	0	Land Value	82,173	34,572	11%	3,803	Assessed	16,445	1,520.01					
Year Frozen	0	Improvements	122,823	114,926		12,642	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00					
TIF Project ID	0	Total Value	204,996	149,498		16,445	Total Taxable	15,445	1,428.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660013837	TEEHEE, MELINDA K	18	200,863	1000	14,966	1,383.00							
2024	2024-660013837	TEEHEE, MELINDA K	18	192,304	1000	14,501	1,340.00							
2023	2023-660013837	TEEHEE, MELINDA K	18	136,813	1000	14,049	1,287.00							
2022	2022-660013837	TEEHEE, MELINDA K	18	133,252	1000	13,658	1,264.00							
2021	2021-660013837	TEEHEE, MELINDA K	18	138,464	1000	14,231	1,257.00							
2020	2020-660013837	TEEHEE, MELINDA K	18	137,848	1000	13,959	1,278.00							
2019	2019-660013837	TEEHEE, MELINDA K	18	132,027	1000	13,523	1,253.00							
2018	2018-660013837	TEEHEE, MELINDA K	18	137,054	1000	13,402	1,238.00							
2017	2017-660013837	TEEHEE, MELINDA K	18	135,999	1000	12,983	1,191.00							
2016	2016-660013837	TEEHEE, MELINDA K	18	132,876	1000	12,575	1,179.00							
2015	2015-660013837	TEEHEE, MELINDA K	18	130,391	1000	12,179	1,096.00							
2014	2014-660013837	TEEHEE, MELINDA K	18	133,896	1000	11,796	1,094.00							
2013	2013-660013837	TEEHEE, MELINDA K	18	126,828	1000	11,423	1,045.00							



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Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.132	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	49,310.00 x 1.67 = 82,173	
Factor Value		
Adjustments	1.0000	
Lot Value	82,173	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,516 / 1,516
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,516
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	161,019	106.21	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	219,460		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.84	Total Misc Impr	+	8,331			
Roofing Adj	+ 4.40	Garage Cost	+	12,931			
Subfloor Adj	+ -1.15	Total RCN	=	219,327			
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	96,504			
Plumbing Adj	+ 6.09	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	122,823			
Adj Base Cost	= 130.65	Lot Value	+	82,173			
Total Area	x 1,516	Indicated Value	=	204,996			
Adjusted Cost	= 198,065	Value Per SqFt		135.22			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	122,823		
Lot Value	82,173		
Indicated Value	204,996	135.22	Per SqFt
Agland Value			
Site Improvements			
Total Value	204,996	135.22	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	33165		32	32	24.17		773
PATO	SLAB PORCH - OPEN	33166	22x13		286	8.61		2,462



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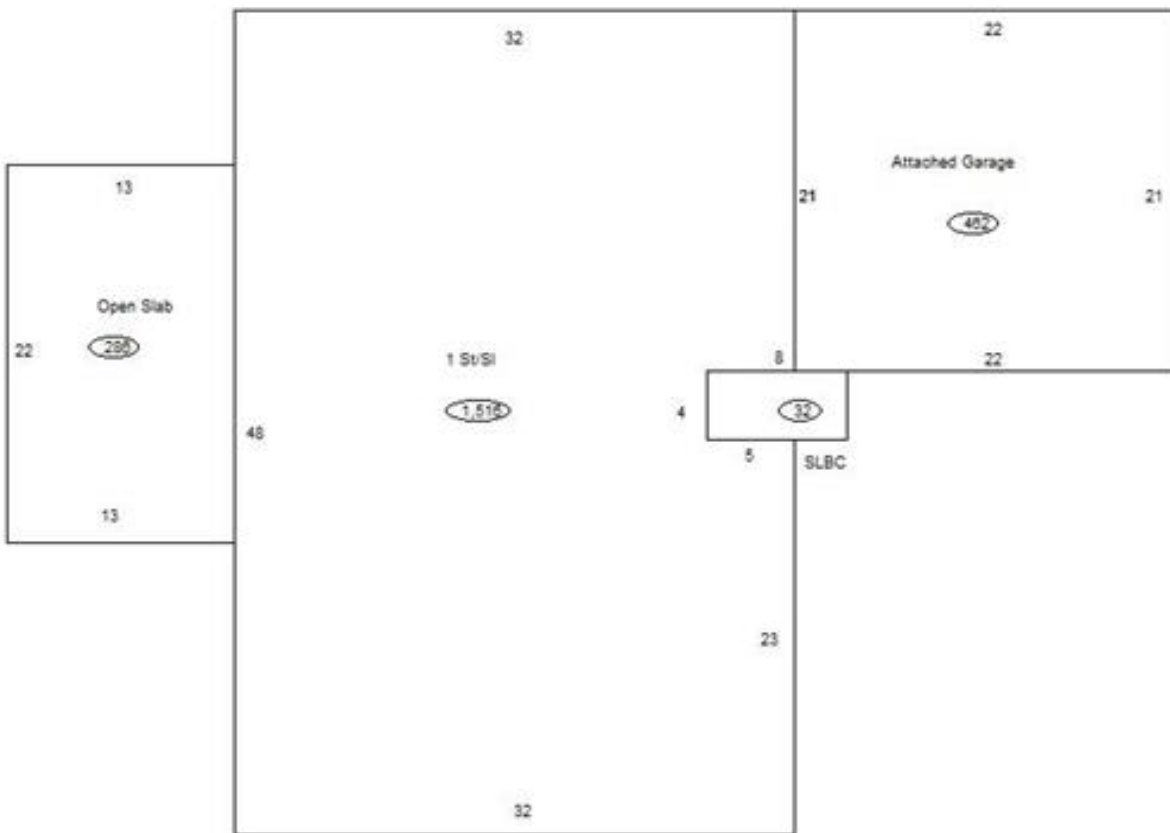
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,516	1.000	1,516
2	G	1		10	Attached Garage	462	1.000	462
3	M	PRCH		10	SLBC	32	1.000	32
4	M	PATO		10	Open Slab	286	1.000	286
Total Building Area						1,516		1,516



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age 1520		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						