



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:01:31  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022329 <b>Parcel ID</b> 000000-00-0-00843-002-0006 <b>Cadastral ID</b> 26-22-16-03900 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 259334 MELTON, JENNIFER  14770 CEDAR DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 14770 CEDAR DR <b>Subdivision</b> TWIN CEDAR ESTATES II <b>Lot/Block</b> 0006 / 0002 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 26 / 22 / 16 / 5 <b>Neighborhood</b> 1029 - R-V01-NE SEQUOYAH <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.35575017 -95.56504197																																																																																																																									
<b>Legal Description</b> LOT 6 BLOCK 2 TWIN CEDAR ESTATES 2					<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>R22 020</td> <td>R23 NEW POOL</td> <td>03/2022</td> <td>05/2022</td> <td>35,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 020	R23 NEW POOL	03/2022	05/2022	35,000																																																																																																						
Number	Description	Opened	Closed	Amount																																																																																																																					
R22 020	R23 NEW POOL	03/2022	05/2022	35,000																																																																																																																					
<b>Exemptions</b> <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>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>966/577</td> <td>MAYBERRY, BRYAN J</td> <td>08/26/1994</td> <td>65,000</td> <td>Yes</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	966/577	MAYBERRY, BRYAN J	08/26/1994	65,000	Yes																																																																																												
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
966/577	MAYBERRY, BRYAN J	08/26/1994	65,000	Yes																																																																																																																					
<b>Parcel Valuation</b> <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>98.320</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 65,386</td> <td>32,407</td> <td>11%</td> <td>3,565</td> <td>Assessed</td> <td>17,920</td> <td>1,761.89</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 138,006</td> <td>130,495</td> <td></td> <td>14,355</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>1,000</td> <td>-88.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 203,392</td> <td>162,902</td> <td></td> <td>17,920</td> <td>Total Taxable</td> <td>16,920</td> <td>1,674.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	Remove Cap	0	Land Value 65,386	32,407	11%	3,565	Assessed	17,920	1,761.89	Year Frozen	0	Improvements 138,006	130,495		14,355	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-88.00	TIF Project ID	0	Total Value 203,392	162,902		17,920	Total Taxable	16,920	1,674.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax																																																																																																																	
Remove Cap	0	Land Value 65,386	32,407	11%	3,565	Assessed	17,920	1,761.89																																																																																																																	
Year Frozen	0	Improvements 138,006	130,495		14,355	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-88.00																																																																																																																	
TIF Project ID	0	Total Value 203,392	162,902		17,920	Total Taxable	16,920	1,674.00																																																																																																																	
<b>Assessment History</b> <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>2025-660022329</td><td>MELTON, JENNIFER</td><td>94</td><td>200,629</td><td>1000</td><td>16,398</td><td>1,622.00</td></tr> <tr><td>2024</td><td>2024-660022329</td><td>MELTON, JENNIFER</td><td>94</td><td>204,985</td><td>1000</td><td>15,891</td><td>1,679.00</td></tr> <tr><td>2023</td><td>2023-660022329</td><td>MELTON, JENNIFER</td><td>94</td><td>149,080</td><td>1000</td><td>15,399</td><td>1,660.00</td></tr> <tr><td>2022</td><td>2022-660022329</td><td>MELTON, JENNIFER</td><td>94</td><td>123,916</td><td>1000</td><td>12,631</td><td>1,377.00</td></tr> <tr><td>2021</td><td>2021-660022329</td><td>MELTON, JENNIFER</td><td>94</td><td>124,758</td><td>1000</td><td>12,723</td><td>1,342.00</td></tr> <tr><td>2020</td><td>2020-660022329</td><td>MELTON, JENNIFER</td><td>94</td><td>125,375</td><td>1000</td><td>12,383</td><td>1,301.00</td></tr> <tr><td>2019</td><td>2019-660022329</td><td>MELTON, JENNIFER</td><td>94</td><td>118,119</td><td>1000</td><td>11,993</td><td>1,243.00</td></tr> <tr><td>2018</td><td>2018-660022329</td><td>MELTON, JENNIFER</td><td>94</td><td>122,704</td><td>1000</td><td>12,029</td><td>1,259.00</td></tr> <tr><td>2017</td><td>2017-660022329</td><td>MELTON, JENNIFER</td><td>94</td><td>121,728</td><td>1000</td><td>11,649</td><td>1,204.00</td></tr> <tr><td>2016</td><td>2016-660022329</td><td>MELTON, JENNIFER</td><td>94</td><td>118,810</td><td>1000</td><td>11,280</td><td>1,162.00</td></tr> <tr><td>2015</td><td>2015-660022329</td><td>MELTON, JENNIFER</td><td>94</td><td>117,437</td><td>1000</td><td>10,924</td><td>1,149.00</td></tr> <tr><td>2014</td><td>2014-660022329</td><td>MELTON, JENNIFER</td><td>94</td><td>119,440</td><td>1000</td><td>10,576</td><td>1,092.00</td></tr> <tr><td>2013</td><td>2013-660022329</td><td>MELTON, JENNIFER</td><td>94</td><td>113,375</td><td>1000</td><td>10,239</td><td>1,041.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660022329	MELTON, JENNIFER	94	200,629	1000	16,398	1,622.00	2024	2024-660022329	MELTON, JENNIFER	94	204,985	1000	15,891	1,679.00	2023	2023-660022329	MELTON, JENNIFER	94	149,080	1000	15,399	1,660.00	2022	2022-660022329	MELTON, JENNIFER	94	123,916	1000	12,631	1,377.00	2021	2021-660022329	MELTON, JENNIFER	94	124,758	1000	12,723	1,342.00	2020	2020-660022329	MELTON, JENNIFER	94	125,375	1000	12,383	1,301.00	2019	2019-660022329	MELTON, JENNIFER	94	118,119	1000	11,993	1,243.00	2018	2018-660022329	MELTON, JENNIFER	94	122,704	1000	12,029	1,259.00	2017	2017-660022329	MELTON, JENNIFER	94	121,728	1000	11,649	1,204.00	2016	2016-660022329	MELTON, JENNIFER	94	118,810	1000	11,280	1,162.00	2015	2015-660022329	MELTON, JENNIFER	94	117,437	1000	10,924	1,149.00	2014	2014-660022329	MELTON, JENNIFER	94	119,440	1000	10,576	1,092.00	2013	2013-660022329	MELTON, JENNIFER	94	113,375	1000	10,239	1,041.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660022329	MELTON, JENNIFER	94	200,629	1000	16,398	1,622.00																																																																																																																		
2024	2024-660022329	MELTON, JENNIFER	94	204,985	1000	15,891	1,679.00																																																																																																																		
2023	2023-660022329	MELTON, JENNIFER	94	149,080	1000	15,399	1,660.00																																																																																																																		
2022	2022-660022329	MELTON, JENNIFER	94	123,916	1000	12,631	1,377.00																																																																																																																		
2021	2021-660022329	MELTON, JENNIFER	94	124,758	1000	12,723	1,342.00																																																																																																																		
2020	2020-660022329	MELTON, JENNIFER	94	125,375	1000	12,383	1,301.00																																																																																																																		
2019	2019-660022329	MELTON, JENNIFER	94	118,119	1000	11,993	1,243.00																																																																																																																		
2018	2018-660022329	MELTON, JENNIFER	94	122,704	1000	12,029	1,259.00																																																																																																																		
2017	2017-660022329	MELTON, JENNIFER	94	121,728	1000	11,649	1,204.00																																																																																																																		
2016	2016-660022329	MELTON, JENNIFER	94	118,810	1000	11,280	1,162.00																																																																																																																		
2015	2015-660022329	MELTON, JENNIFER	94	117,437	1000	10,924	1,149.00																																																																																																																		
2014	2014-660022329	MELTON, JENNIFER	94	119,440	1000	10,576	1,092.00																																																																																																																		
2013	2013-660022329	MELTON, JENNIFER	94	113,375	1000	10,239	1,041.00																																																																																																																		




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:01:32  
Page 2

Lot Data	Square-Foot - NBHD 1029 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0019 <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> 43,643.00 x 1.50 = 65,386 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 65,386		 <p style="text-align: right; color: orange;">01/04/2023</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% One Story
<b>Exterior Wall</b>	10% Veneer, Masonry 90% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,303 / 1,303
<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>	1,303
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	480 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1986 / 30

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-1-4\IMG\_0034. 1/4/2023

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>	176,707	135.62	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	101.20	<b>Total Misc Impr</b>	+ 15,934				
<b>Roofing Adj</b>	+ 4.66	<b>Garage Cost</b>	+ 13,282				
<b>Subfloor Adj</b>	+ -1.21	<b>Total RCN</b>	= 194,593				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 40%)</b>	- 77,837				
<b>Plumbing Adj</b>	+ 10.80	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 116,756				
<b>Adj Base Cost</b>	= 126.92	<b>Lot Value</b>	+ 65,386				
<b>Total Area</b>	x 1,303	<b>Indicated Value</b>	= 182,142				
<b>Adjusted Cost</b>	= 165,377	<b>Value Per SqFt</b>	139.79				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	116,756		
<b>Lot Value</b>	65,386		
<b>Indicated Value</b>	182,142	139.79	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	21,250		
<b>Total Value</b>	203,392	156.10	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	54717		292	292	23.28		6,798
PATO	SLAB PORCH - OPEN	54718		106	106	10.80		1,145
PATO	SLAB PORCH - OPEN	142192		25x14	350	8.27		2,895



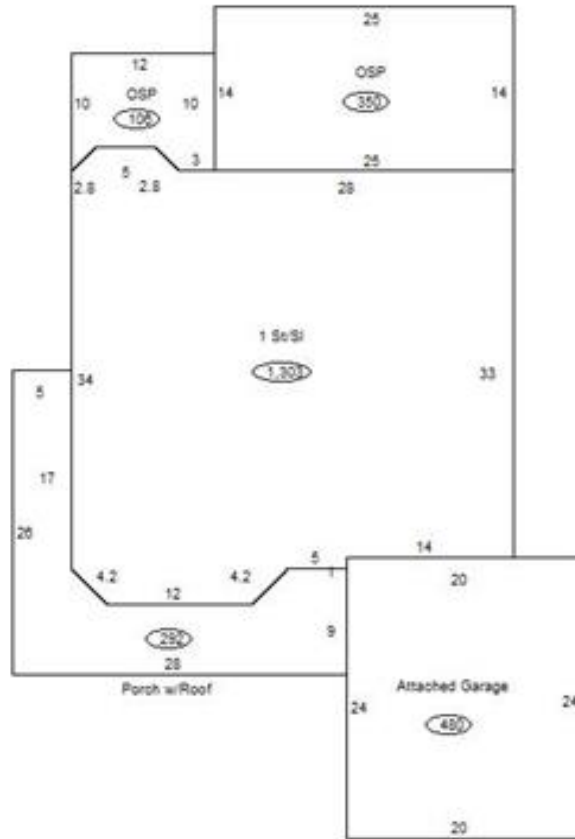
**Rogers**  
**Assessment Property Record Card for Tax Year 2026**

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 23:01:32  
 Page 3

Sketch Image

660022329



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,303	1.000	1,303
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	292	1.000	292
4	M	PATO		13	Open Slab	106	1.000	106
5	M	PATO		13	Open Slab	350	1.000	350
<b>Total Building Area</b>						<b>1,303</b>		<b>1,303</b>



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:01:32  
Page 4

660022329

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year 2022	Eff Age 3		

Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (25,000.00 x 1)	25,000		25,000	3,750	21,250