



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	660024854				<p>\\tsclient\A\TOMMY DUNLAP\New folder (232)\IMG_0022.JPG 7/19/2023</p>									
Parcel ID	000000-00-0-00756-006-0002													
Cadastral ID	29-21-16-05380													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 1												
Tax Area	21 - CLAREMORE RURAL/VERD FIR													
Name ID	273413													
MELROSE, GARY D														
11413 S SOUTHERN HILLS RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	11413 E SOUTHERN HILLS RD													
Subdivision	SOUTH RIDGE ESTATES													
Lot/Block	0002 / 0006	Parcel Size 2 - Lots												
Sec/Twn/Rng	29 / 21 / 16 / 5													
Neighborhood	1121 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.27074432 -95.62484154														
LOTS 2 & 3 BLOCK 6 SOUTH RIDGE ESTATES														
Building Permits														
<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					1215/408	AUXIER, WILLIE L JR &--SONIA B	02/23/2000	145,000	Yes					
					1099/484	BATTENFIELD, CECILIA A	02/17/1998	135,000	Yes					
					982/877	SWINNEY, RICHARD L &--BRENDA K	02/23/1995	112,500	Yes					
					877/683	SELLER	03/30/1992	8,500	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax						
Remove Cap	2001	Land Value	88,409	49,058	11%	5,396	Assessed	25,316	2,763.79					
Year Frozen	0	Improvements	181,724	181,091		19,920	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00					
TIF Project ID	0	Total Value	270,133	230,149		25,316	Total Taxable	24,316	2,672.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660024854	MELROSE, GARY D	21	268,971	1000	23,579	2,590.00							
2024	2024-660024854	MELROSE, GARY D	21	279,734	1000	22,864	2,359.00							
2023	2023-660024854	MELROSE, GARY D	21	210,620	1000	22,168	2,270.00							
2022	2022-660024854	MELROSE, GARY D	21	210,612	1000	22,167	2,291.00							
2021	2021-660024854	MELROSE, GARY D	21	216,835	1000	22,311	2,210.00							
2020	2020-660024854	MELROSE, GARY D	21	215,594	1000	21,632	2,214.00							
2019	2019-660024854	MELROSE, GARY D	21	199,752	1000	20,973	2,169.00							
2018	2018-660024854	MELROSE, GARY D	21	209,010	1000	21,991	2,269.00							
2017	2017-660024854	MELROSE, GARY D	21	207,438	1000	21,818	2,236.00							
2016	2016-660024854	MELROSE, GARY D	21	202,322	1000	21,255	2,221.00							
2015	2015-660024854	MELROSE, GARY D	21	197,560	1000	20,732	2,091.00							
2014	2014-660024854	MELROSE, GARY D	21	202,726	1000	20,361	2,108.00							
2013	2013-660024854	MELROSE, GARY D	21	192,399	1000	19,739	2,020.00							




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Lot Data	Square-Foot - NBHD 1121 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0296 Topography Street Access Utilities Amenities LAND QUALITY 0 1/2 LOT 0 Method Square-Foot Base Lot Value 44,849.00 x 1.97 = 88,409 Factor Value Adjustments 1.0000 Lot Value 88,409		 <p>\\tsclient\A\TOMMY DUNLAP\New folder (232)\IMG_0022.JPG 7/19/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,324 / 2,373
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1992 / 26

Cost Approach				Manual : 01/2025			
Base Cost	82.22	Total Misc Impr	+ 15,971				
Roofing Adj	+ 2.59	Garage Cost	+ 15,792				
Subfloor Adj	+ 0.68	Total RCN	= 279,575				
Heat/Cool Adj	+ 11.47	Depreciation (35%)	- 97,851				
Plumbing Adj	+ 7.47	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 181,724				
Adj Base Cost	= 104.43	Lot Value	+ 88,409				
Total Area	x 2,373	Indicated Value	= 270,133				
Adjusted Cost	= 247,812	Value Per SqFt	113.84				

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	238,178 100.37 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	283,620 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	181,724
Lot Value	88,409
Indicated Value	270,133 113.84 Per SqFt
Agland Value	
Site Improvements	
Total Value	270,133 113.84 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	61013		184	184	23.63		4,348
PRCH	SLAB PORCH - COVERED	61014	28x10		280	23.31		6,527

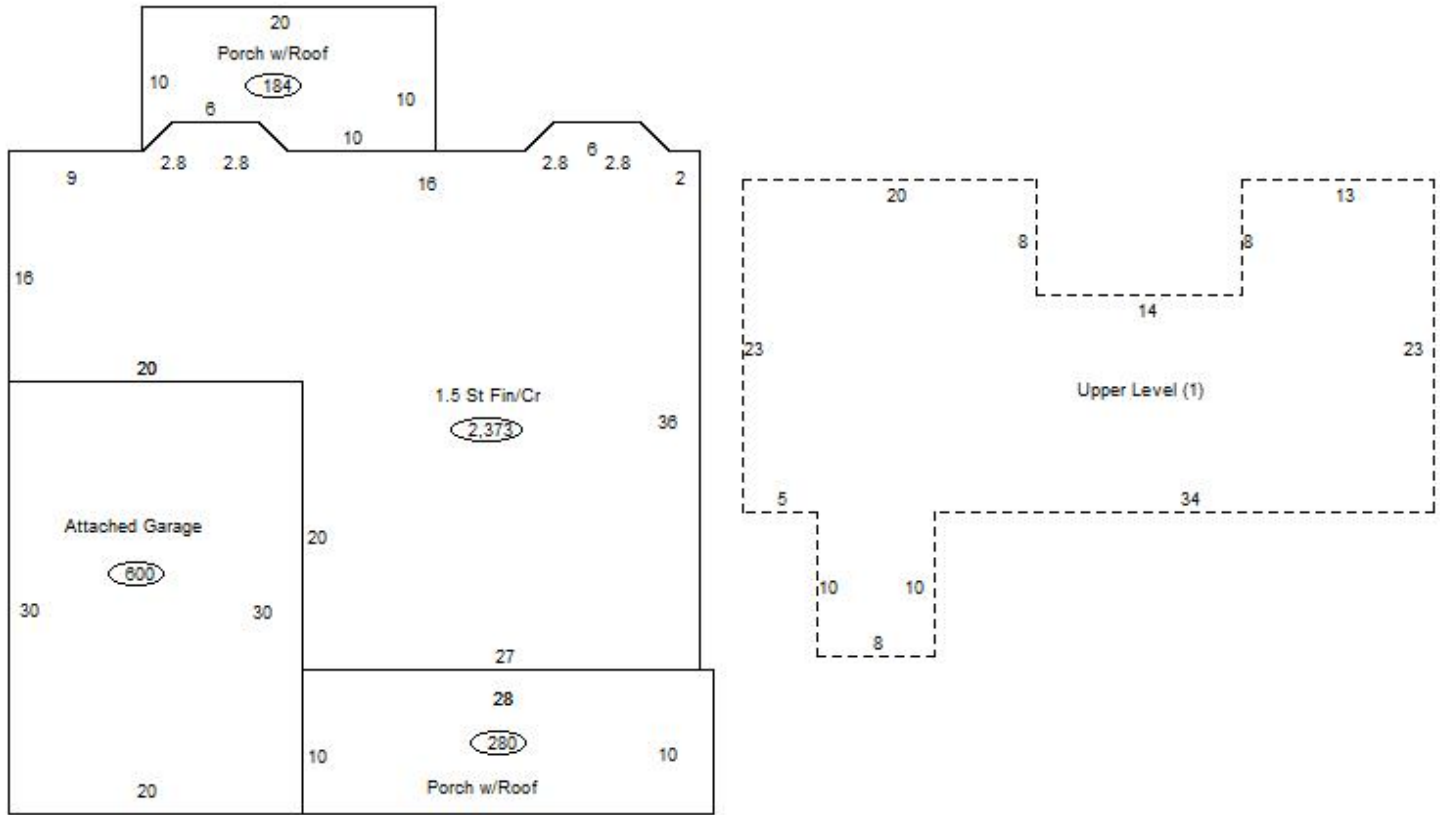


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,324	1.792	2,373
2	G	1		13	Attached Garage	600	1.000	600
3	M	PRCH		13	SLBC	184	1.000	184
4	M	PRCH		13	SLBC	280	1.000	280
5	U	^UL		13	Upper Level (1)	1,049	1.000	1,049
Total Building Area						1,324		2,373