



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 05:09:55  
 Page 1

Assessment Data					Primary Image														
<b>Account</b> 660024864 <b>Parcel ID</b> 000000-00-0-00762-001-0003 <b>Cadastral ID</b> 29-21-16-05480 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 21 - CLAREMORE RURAL/VERD FIR <b>Name ID</b> 325706 MCMELLON, ADAM D  11873 E SOUTHERN HILLS RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 11873 E SOUTHERN HILLS RD <b>Subdivision</b> SOUTHERN HILLS ESTS <b>Lot/Block</b> 0003 / 0001 <b>Parcel Size</b> .5 - Lots <b>Sec/Twn/Rng</b> 29 / 21 / 16 / 5 <b>Neighborhood</b> 1121 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (234)\IMG_0001.JPG 7/24/2023</p>														
<b>Legal Description</b> Lat/Long: 36.27074324 -95.61743825																			
E2 LOT 3 BLOCK 1 SOUTHERN HILLS EST.					<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>R2012 06 19</td> <td>R13-NEW 900 SQ FT POLE BARN 30X3</td> <td>06/2012</td> <td>09/2012</td> <td>12,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2012 06 19	R13-NEW 900 SQ FT POLE BARN 30X3	06/2012	09/2012	12,000
Number	Description	Opened	Closed	Amount															
R2012 06 19	R13-NEW 900 SQ FT POLE BARN 30X3	06/2012	09/2012	12,000															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	No	1,000		/	DENNISON, GEORGE W SR	09/20/2018	180,000	YES										
					2675/26	DENNISON, GEORGE W SR	11/15/2017	0	4										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	109.172	<b>Current Tax</b>										
Remove Cap	2019		Land Value 94,207	70,726	11%	7,780	Assessed	25,451	2,778.53										
Year Frozen	0		Improvements 161,361	160,649		17,671	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		<b>Total Value</b> 255,568	231,375		25,451	<b>Total Taxable</b>	25,451	2,779.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660024864	MCMELLON, ADAM D			21	247,207	0	24,239	2,646.00										
2024	2024-660024864	MCMELLON, ADAM D			21	256,396	0	23,085	2,372.00										
2023	2023-660024864	MCMELLON, ADAM D			21	199,872	0	21,986	2,240.00										
2022	2022-660024864	MCMELLON, ADAM D			21	202,250	0	22,148	2,278.00										
2021	2021-660024864	MCMELLON, ADAM D			21	191,759	0	21,093	2,080.00										
2020	2020-660024864	MCMELLON, ADAM D			21	190,483	0	20,953	2,135.00										
2019	2019-660024864	MCMELLON, ADAM D			21	181,819	0	20,000	2,058.00										
2018	2018-660024864	MCMELLON, ADAM D			21	119,937	1000	10,800	1,120.00										
2017	2017-660024864	DENNISON, GEORGE W SR			21	118,987	1000	10,456	1,077.00										
2016	2016-660024864	DENNISON, GEORGE W SR			21	116,245	1000	10,122	1,064.00										
2015	2015-660024864	DENNISON, GEORGE W SR			21	113,388	1000	9,798	993.00										
2014	2014-660024864	DENNISON, GEORGE W SR			21	114,382	1000	9,484	987.00										
2013	2013-660024864	DENNISON, GEORGE W SR			21	109,489	1000	9,179	945.00										



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 05:09:55  
Page 2

Lot Data	Square-Foot - NBHD 1121 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.1627 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 1/2 LOT 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 50,647.00 x 1.86 = 94,207 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 94,207		

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% Two Story
<b>Exterior Wall</b>	75% Veneer, Stone 25% Frame, Siding, Vinyl
<b>Base/Total Area</b>	842 / 1,546
<b>Style</b>	100% Two Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	842
<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
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1977 / 24



\\tsclient\A\TOMMY DUNLAP\New folder (234)\IMG\_0001.JPG 7/24/2023

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>	187,631	121.37	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	3
<b>Indicated Value</b>	274,850 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	93.89	<b>Total Misc Impr</b>	+ 5,580				
<b>Roofing Adj</b>	+ 2.87	<b>Garage Cost</b>	+ 13,282				
<b>Subfloor Adj</b>	+ -0.75	<b>Total RCN</b>	= 199,110				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 32%)</b>	- 63,715				
<b>Plumbing Adj</b>	+ 9.11	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 135,395				
<b>Adj Base Cost</b>	= 116.59	<b>Lot Value</b>	+ 94,207				
<b>Total Area</b>	x 1,546	<b>Indicated Value</b>	= 229,602				
<b>Adjusted Cost</b>	= 180,248	<b>Value Per SqFt</b>	148.51				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	135,395		
<b>Lot Value</b>	94,207		
<b>Indicated Value</b>	229,602	148.51	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	25,966		
<b>Total Value</b>	255,568	165.31	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	61050		20	20	24.21		484



# Rogers

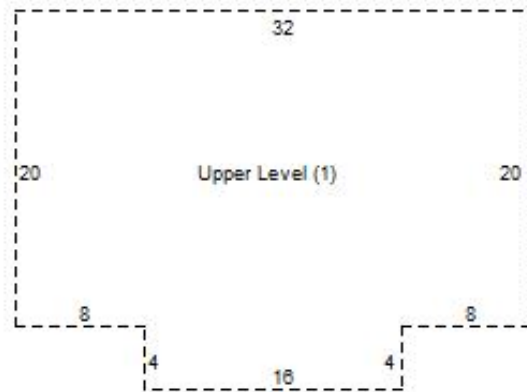
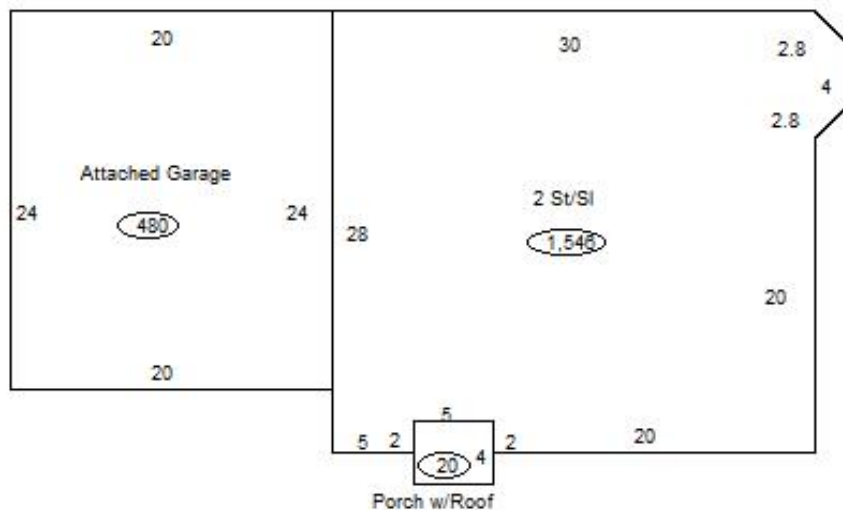
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 05:09:55  
 Page 3

### Sketch Image

660024864



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/Sl	842	1.836	1,546
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	20	1.000	20
4	U	^UL		13	Upper Level (1)	704	1.000	704
<b>Total Building Area</b>						<b>842</b>		<b>1,546</b>



# Rogers




## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 05:09:55  
 Page 4

660024864

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	30x30x0			900	
	Qual	2	Cond 3	Year	2012	Eff Age 11	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (31.28 x 900)		28,152			28,152	2,815	25,337
	BARN	BARN	0x0x0			600	
	Qual	3	Cond 3	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (90% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (10.48 x 600)		6,288			6,288	5,659	629
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x )							