




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image				
Account	660030416				 <p>660030416_001.JPG 11/10/25</p>				
Parcel ID	20N15E-35-2-00000-000-0000								
Cadastral ID	35-20-15-04900								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 3							
Tax Area	22 - CATOOSA / FAIR OAKS FD								
Name ID	162844								
MELBERG, JOHN R &									
CAROL I									
8015 E 582 RD									
CATOOSA OK 74015-0000									
Parcel Location									
Situs	08015 E 582 RD								
Subdivision									
Lot/Block	/	Parcel Size	1.25 - Acres						
Sec/Twn/Rng	35 / 20 / 15 / 2								
Neighborhood	2015 - UNPLATTED								
School District	S002 - CATOOSA SCHOOLS								
Legal Description									
S2 NW SW NW NW Lat/Long: 36.17439051 -95.69009421									
Building Permits									
S2 NW SW NW NW									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
859/419			46,500	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax	
Remove Cap	0	Land Value	32,837	17,987	11%	1,979	Assessed	12,002 1,198.52	
Year Frozen	0	Improvements	111,608	91,113		10,023	Penalty	0	
Uncapped Value	24,879	Mobile Home	0	0		0	Exemption	1,000 -93.00	
TIF Project ID	0	Total Value	144,445	109,100		12,002	Total Taxable	11,002 1,106.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660030416	MELBERG, JOHN R &	22	120,043	1000	7,995	805.00		
2024	2024-660030416	MELBERG, JOHN R &	22	131,143	1000	7,733	761.00		
2023	2023-660030416	MELBERG, JOHN R &	22	114,340	1000	7,479	708.00		
2022	2022-660030416	MELBERG, JOHN R &	22	108,173	1000	7,232	688.00		
2021	2021-660030416	MELBERG, JOHN R &	22	110,651	1000	6,992	671.00		
2020	2020-660030416	MELBERG, JOHN R &	22	109,090	1000	6,759	652.00		
2019	2019-660030416	MELBERG, JOHN R &	22	105,906	1000	6,533	638.00		
2018	2018-660030416	MELBERG, JOHN R &	22	104,306	1000	6,314	613.00		
2017	2017-660030416	MELBERG, JOHN R &	22	102,478	1000	6,100	601.00		
2016	2016-660030416	MELBERG, JOHN R &	22	100,029	1000	5,894	572.00		
2015	2015-660030416	MELBERG, JOHN R &	22	98,166	1000	5,693	556.00		
2014	2014-660030416	MELBERG, JOHN R &	20	98,880	1000	5,499	497.00		
2013	2013-660030416	MELBERG, JOHN R &	20	93,472	1000	5,309	475.00		




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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.3681 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 59,595.00 x .55 = 32,837 Factor Value Adjustments 1.0000 Lot Value 32,837		 <p>660030416 11/10/25</p> <p>660030416_001.JPG 1/13/2026</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,196 / 1,196
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1985 / 31

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 115,189 96.31 Per SqFt

Direct Comparables
Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value

Cost Approach				Manual : 01/2025			
Base Cost	88.64	Total Misc Impr	+ 12,750	Roofing Adj	+ 4.74	Garage Cost	+ 0
Subfloor Adj	+ 2.31	Total RCN	= 152,156	Heat/Cool Adj	+ 10.30	Depreciation (43%)	- 65,427
Plumbing Adj	+ 10.57	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 86,729
Adj Base Cost	= 116.56	Lot Value	+ 32,837	Total Area	x 1,196	Indicated Value	= 119,566
		Value Per SqFt	99.97	Adjusted Cost	= 139,406		

Value Reconciliation
Selected Approach Cost Approach Improvements 86,729 Lot Value 32,837 Indicated Value 119,566 99.97 Per SqFt Agland Value Site Improvements 24,879 Total Value 144,445 120.77 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1 2000	1	0.00	
EPSW	ENCLOSED PORCH - SOLID WALL	72380	20x10		200	54.34	10,868
PATO	SLAB PORCH - OPEN	72381	20x10		200	9.41	1,882



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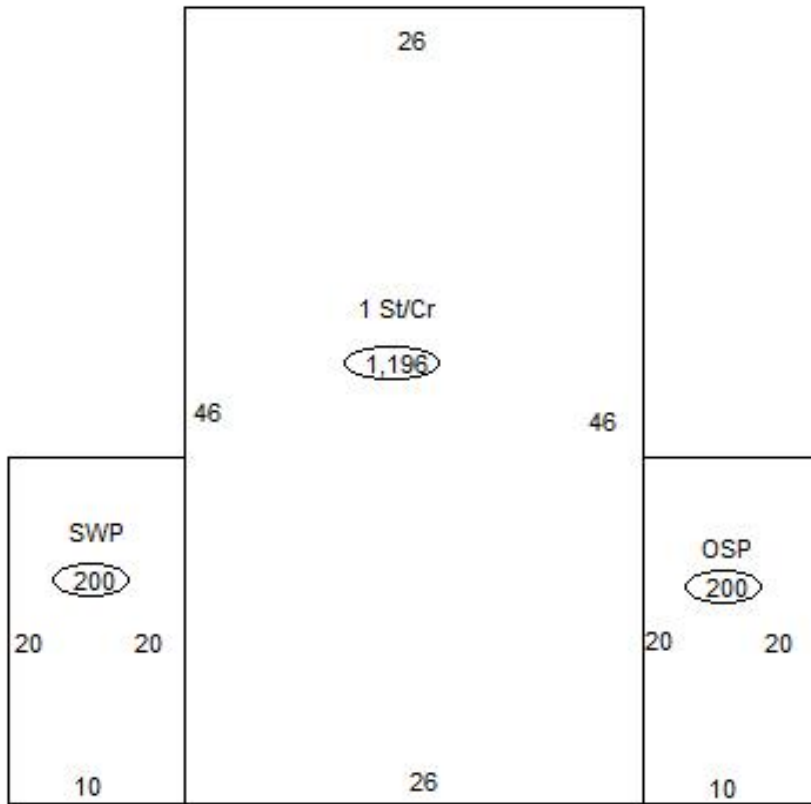
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,196	1.000	1,196
2	M	EPSW		13	EPSW	200	1.000	200
3	M	PATO		13	Open Slab	200	1.000	200
Total Building Area						1,196		1,196



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x24x12	Concrete	Formed Metal	720
	Qual	3	Cond 3	Year 2023	Eff Age 2	
	Valuation Summary		Modifier Total		RCN	Depr (3% Phys/ % Func)
Base Cost (32.29 x 720)		23,249		23,249	697	22,552
	PATC	Patio - Covered	14x10x10	Concrete	Formed Metal	140
	Qual	3	Cond 3	Year 2023	Eff Age 2	
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)
Base Cost (18.47 x 140)		2,586		2,586	259	2,327