



# 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	660081504								
Parcel ID	000000-00-0-00826-001-0010								
Cadastral ID	25-21-14-02200								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	290766								
DAVIS, MELODIE J									
REVOCABLE TRUST									
17948 E 79TH ST N OWASSO OK 74055-0000									
Parcel Location									
Situs	17948 79TH ST								
Subdivision	TIMBER GATE								
Lot/Block	0010 / 0001	Parcel Size 1 - Lots							
Sec/Twn/Rng	25 / 21 / 14 / 5								
Neighborhood	1075 - R-V01-NW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description									
Lot/Long: 36.26793949 -95.77311247									
LOT 10 BLOCK 1 TIMBER GATE									
Building Permits									
Number	Description	Opened	Closed	Amount					
R7	R7 POOL	06/2006	12/2006						
9627	R7 FOR NEW SFR & DET/GARAGE	09/2005	02/2006	137,180					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1738/582	SHERWOOD BUILDERS LLC	12/20/2005	264,000	YES					
1709/755	SOKOLOSKY, PHYLLIS & D M	09/08/2005	39,500	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2006	Land Value	76,087	57,967	11%	6,376	Assessed	42,210	
Year Frozen	0	Improvements	345,742	325,768		35,834	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	421,829	383,735		42,210	Total Taxable	41,210	
								4,484.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660081504	DAVIS, MELODIE J	7	415,709	1000	39,982	4,351.00		
2024	2024-660081504	DAVIS, MELODIE J	7	432,521	1000	38,787	4,294.00		
2023	2023-660081504	DAVIS, MELODIE J	7	368,749	1000	37,629	4,078.00		
2022	2022-660081504	DAVIS, MELODIE J	7	343,271	1000	36,504	4,112.00		
2021	2021-660081504	DAVIS, MELODIE J	7	331,080	1000	35,412	3,946.00		
2020	2020-660081504	DAVIS, MELODIE J	7	325,736	1000	34,351	3,823.00		
2019	2019-660081504	DAVIS, MICHAEL J &	7	312,015	1000	33,322	3,711.00		
2018	2018-660081504	DAVIS, MICHAEL J &	7	321,050	1000	34,316	3,698.00		
2017	2017-660081504	DAVIS, MICHAEL J &	7	317,365	1000	33,910	3,689.00		
2016	2016-660081504	DAVIS, MICHAEL J &	7	310,267	1000	33,065	3,599.00		
2015	2015-660081504	DAVIS, MICHAEL J &	7	301,271	1000	32,073	3,513.00		
2014	2014-660081504	DAVIS, MICHAEL J &	7	309,383	1000	31,110	3,437.00		
2013	2013-660081504	DAVIS, MICHAEL J &	7	293,493	1000	30,175	3,272.00		



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Lot Data		Square-Foot - NBHD 1075 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.0623		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	46,273.00 x 1.64 = 76,087		
Factor Value			
Adjustments	1.0000		
Lot Value	76,087		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-11\ 8/12/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,061 / 2,701
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,061
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	720 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2005 / 16

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	396,082 146.64 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	454,330 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	301,040
Lot Value	76,087
Indicated Value	377,127 139.62 Per SqFt
Agland Value	
Site Improvements	44,702
Total Value	421,829 156.18 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	99.62	Total Misc Impr	+	5,954
Roofing Adj	+ 4.08	Garage Cost	+	26,791
Subfloor Adj	+ -2.59	Total RCN	=	362,699
Heat/Cool Adj	+ 14.47	Depreciation ( 17%)	-	61,659
Plumbing Adj	+ 6.58	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	301,040
Adj Base Cost	= 122.16	Lot Value	+	76,087
Total Area	x 2,701	Indicated Value	=	377,127
Adjusted Cost	= 329,954	Value Per SqFt		139.62

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	98528	15x8		120	29.13		3,496
PRCH	SLAB PORCH - COVERED	98529	84		84	29.26		2,458



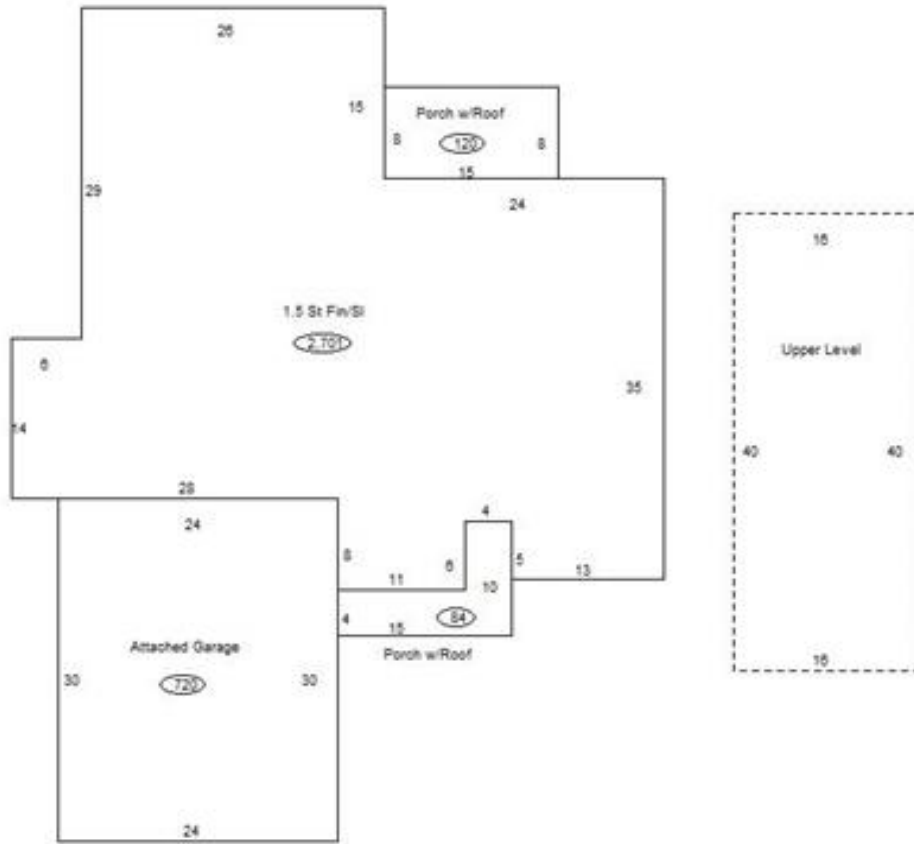
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,061	1.311	2,701
2	G	1		13	Attached Garage	720	1.000	720
3	U	^UL	Overhang	13	Upper Level	640	1.000	640
4	M	PRCH		13	SLBC	120	1.000	120
5	M	PRCH		13	SLBC	84	1.000	84
<b>Total Building Area</b>						2,061		2,701



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	20x40x0			800
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (27.24 x 800) 21,792		<b>Modifier Total</b>		<b>RCN</b> 21,792	<b>Depr (5% Phys/ % Func)</b> 1,090
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (30,000.00 x 1) 30,000		<b>Modifier Total</b>		<b>RCN</b> 30,000	<b>Depr (20% Phys/ % Func)</b> 6,000