




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 06:41:20  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660092768 <b>Parcel ID</b> 000000-00-0-00065-001-0025 <b>Cadastral ID</b> 02-20-14-00280 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 344987 MELCHIORI, BRIAN S & EMILY J LIVING TRUST  5862 N EAGLE SUMMIT RD OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 05862 N EAGLE SUMMIT RD <b>Subdivision</b> BLUFFS AT STONE CANYON (THE) <b>Lot/Block</b> 0025 / 0001 Parcel Size 2 - Lots <b>Sec/Twn/Rng</b> 2 / 20 / 14 / 5 <b>Neighborhood</b> 1218 - R-V01-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-28\IMG_004I 7/28/2021</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.23696084 -95.78165659 LOTS 24 & 25 BLOCK 1 THE BLUFFS AT STONE CANYON																																																																																																																									
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Lot Data	Square-Foot - NBHD 1918 #1	Primary Image
Lot Size		
Lot Count	2	
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	GATE/BLUFFS	
	0	
	0	
Method	Square-Foot	
Base Lot Value	104,510.00 x 3.42 = 357,175	
Factor Value		
Adjustments	2.6598	
Lot Value	950,014	

Residential Data	
Type	1 Single Family Residence
Condition	6 - Excellent
Quality	8 - Luxury
Architecture	TRAD TRADITIONAL
Style	93% 1 1/2 Story Finished 7% One Story
Exterior Wall	40% Frame, Stucco 60% Veneer, Stone
Base/Total Area	6,740 / 10,626
Style	93% 1 1/2 Story Finished - 7% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	6,740
Fixture/RghIn	22 /
Bed/F/H Bath	5 / 6.0 / 2.0
Basement Area	
Garage Type	2,177 Attached Garage - Finished 5 Stalls
Remodel	
Year/Eff Age	2019 / 5



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	2,448,461	230.42	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	2,348,700 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	231.71	Total Misc Impr	+ 142,666
Roofing Adj	+ 5.59	Garage Cost	+ 619,988
Subfloor Adj	+ -20.50	Total RCN	= 3,420,323
Heat/Cool Adj	+ 27.18	Depreciation ( 3%)	- 102,610
Plumbing Adj	+ 6.13	Lump Sums	+ 21,102
Basement Adj	+ 0.00	RCNLD	= 3,338,815
Adj Base Cost	= 250.11	Lot Value	+ 950,014
Total Area	x 10,626	Indicated Value	= 4,288,829
Adjusted Cost	= 2,657,669	Value Per SqFt	403.62

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	3,338,815		
Lot Value	950,014		
Indicated Value	4,288,829	403.62	Per SqFt
Agland Value			
Site Improvements	87,938		
Total Value	4,376,767	411.89	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
ODFP	Outdoor Fireplace/Firepit	0		1	1	9,630.41		9,630
GENR	Generator - Residential Standby	0		2	2	5,376.00		10,752
PRCH	SLAB PORCH - COVERED	144607	20x12		240	45.53		10,927
PRCH	SLAB PORCH - COVERED	144608	183		183	46.03		8,423
PRCH	SLAB PORCH - COVERED	144609	741		741	43.18		31,996
PRCH	SLAB PORCH - COVERED	144610	922		922	42.59		39,268
PRCH	SLAB PORCH - COVERED	144611	59		59	46.83		2,763
PRCH	SLAB PORCH - COVERED	144612	19x11		209	45.83		9,578
PRCH	Porch	144645	284		284	45.10		12,808
PRCH	Porch	144648	110		110	46.50		5,115
PATO	Patio - Open	144649	34		34	18.02		613
PATO	Patio - Open	144650	44		44	18.02		793
BALW	Balcony - Wood	144651	591		591	44.08	19%	21,102



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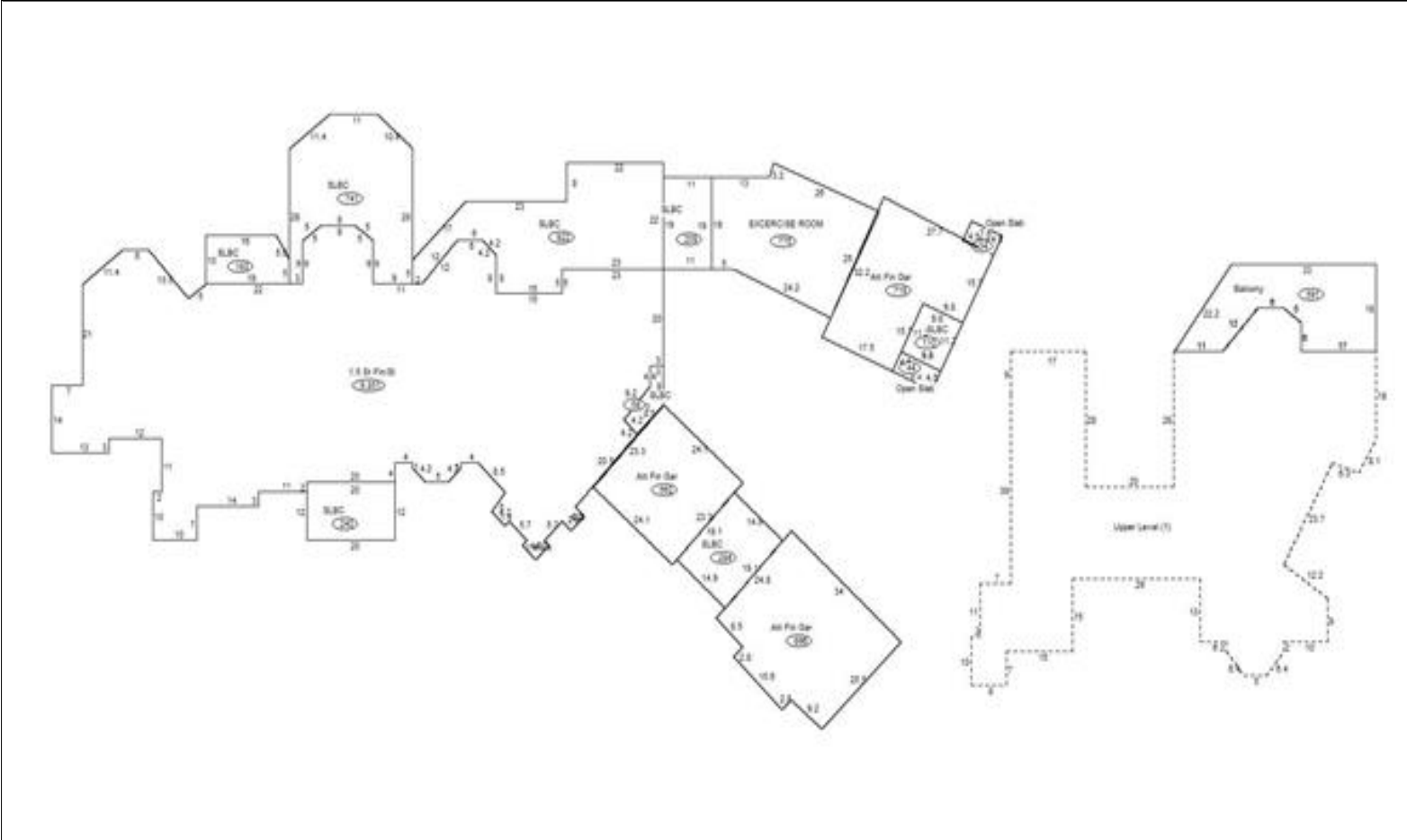
Date 04/18/2026

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### Sketch Image

660092768



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5 St Fin/Sl	5,965	1.651	9,851
2	M	PRCH		20	SLBC	240	1.000	240
3	M	PRCH		20	SLBC	183	1.000	183
4	M	PRCH		20	SLBC	741	1.000	741
5	M	PRCH		20	SLBC	922	1.000	922
6	M	PRCH		20	SLBC	59	1.000	59
7	M	PRCH		20	SLBC	209	1.000	209
8	G	5		20	Att Fin Gar	562	1.000	562
9	U	^UL		20	Upper Level (1)	3,886	1.000	3,886
10	R	1	Slab	20	EXERCISE ROOM	775	1.000	775
11	M	PRCH		20	SLBC	284	1.000	284
12	G	5		20	Att Fin Gar	896	1.000	896
13	G	5		20	Att Fin Gar	719	1.000	719
14	M	PRCH		20	SLBC	110	1.000	110
15	M	PATO		20	Open Slab	34	1.000	34
16	M	PATO		20	Open Slab	44	1.000	44
17	M	BALW		20	Balcony	591	1.000	591
<b>Total Building Area</b>						<b>6,740</b>		<b>10,626</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	SWIM-GUNITE	40x30x0	Reinforced-Concrete		1,160
	Qual	6	Cond 6	Year 2020	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (64.45 x 1,160)		74,762	74,762	7,476	67,286
	SPLG	Swimming Pool - In Ground GUNITE	0x0x0	Concrete		255
	Qual	6	Cond 6	Year 2020	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (71.50 x 255)		18,233	18,233	1,823	16,410
	ODRK	Outdoor Kitchen	10x15x0	Reinforced-Concrete		1
	Qual	4	Cond 6	Year 2018	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (12% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4,820.00 x 1)		4,820	4,820	578	4,242