



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 08:59:53  
 Page 1

Assessment Data					Primary Image														
<b>Account</b> 660097730 <b>Parcel ID</b> 000000-00-0-00504-001-0008 <b>Cadastral ID</b> 36-21-16-03485 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 314500 VIERHELLER, MELISSA S & MEGAN CLINES  PO BOX 2336 CLAREMORE OK 74018-0000  <b>Parcel Location</b> <b>Situs</b> 24617 S MEADOW CIRCLE RD <b>Subdivision</b> MEADOWRIDGE ESTATES <b>Lot/Block</b> 0008 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 36 / 21 / 16 / 5 <b>Neighborhood</b> 1071 - R-V01-SE JUSTUS <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\VI Pictures\110822r (3)\IMG_0045.JF 11/8/2022</p>														
<b>Legal Description</b> Lat/Long: 36.25450744 -95.54429340																			
PT LOT 8 BLOCK 1 MEADOWRIDGE ESTATES DESC AS: COMM NW/C SD LOT 8; S00-03-37W 50' TO POB; S00-03-37W 140'; S60-02-34E 449 29'; N00-03-37E 363.95'; N89-56-23W 389.50' TO POB.					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<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	Yes	1,000	1,000	2453/555	VIERHELLER, BARRY SHANN	02/06/2015	133,000	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>	83.050	<b>Current Tax</b>										
Remove Cap			Land Value 37,604	17,510	11%	1,926	Assessed	17,742	1,473.47										
Year Frozen	0		Improvements 153,683	143,779		15,816	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-83.00										
TIF Project ID	0		Total Value 191,287	161,289		17,742	Total Taxable	16,742	1,390.00										
<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	2025-660097730	VIERHELLER, MELISSA S			5	185,908	1000	16,225	1,347.00										
2024	2024-660097730	ROGERS, RONNIE L & MELISSA S			5	211,955	1000	15,724	1,312.00										
2023	2023-660097730	ROGERS, RONNIE L & MELISSA S			5	147,604	1000	15,236	1,269.00										
2022	2022-660097730	ROGERS, RONNIE L & MELISSA S			5	145,440	1000	14,998	1,248.00										
2021	2021-660097730	ROGERS, RONNIE L & MELISSA S			5	148,718	1000	15,359	1,303.00										
2020	2020-660097730	ROGERS, RONNIE L & MELISSA S			5	149,572	1000	15,056	1,275.00										
2019	2019-660097730	ROGERS, RONNIE L & MELISSA S			5	141,715	1000	14,588	1,263.00										
2018	2018-660097730	ROGERS, RONNIE L & MELISSA S			5	147,660	1000	15,242	1,321.00										
2017	2017-660097730	ROGERS, RONNIE L & MELISSA S			5	146,372	1000	15,101	1,232.00										
2016	2016-660097730	ROGERS, RONNIE L & MELISSA S			5	142,370	1000	14,660	1,250.00										
2015	2015-660097730	ROGERS, RONNIE L & MELISSA S			5	141,321	0	15,546	1,313.00										



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:59:53  
Page 2

Lot Data	Square-Foot - NBHD 1071 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	98,144.00 x .38 = 37,604	
Factor Value		
Adjustments	1.0000	
Lot Value	37,604	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,918 / 1,918
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,918
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	728 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1986 / 30



\\tsclient\T\TOMMY DUNLAP\VI Pictures\110822r (3)\IMG\_0045.JF 11/8/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	215,348	112.28	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	227,810		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.07	Total Misc Impr	+	12,937			
Roofing Adj	+ 4.30	Garage Cost	+	18,680			
Subfloor Adj	+ -1.12	Total RCN	=	256,138			
Heat/Cool Adj	+ 11.47	Depreciation ( 40%)	-	102,455			
Plumbing Adj	+ 7.34	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	153,683			
Adj Base Cost	= 117.06	Lot Value	+	37,604			
Total Area	x 1,918	Indicated Value	=	191,287			
Adjusted Cost	= 224,521	Value Per SqFt		99.73			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	153,683		
Lot Value	37,604		
Indicated Value	191,287	99.73	Per SqFt
Agland Value			
Site Improvements			
Total Value	191,287	99.73	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	75886		121	121	23.87		2,888
PRCH	SLAB PORCH - COVERED	75887		5x5	25	24.19		605
PRCH	SLAB PORCH - COVERED	75888		184	184	23.63		4,348





# Rogers



## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:59:53  
Page 4

660097730

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	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 )					
	PCPT	Carport - Portable	0x0x0			
	Qual	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 (4.61 x )					