



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:20:41
Page 1

Assessment Data					Primary Image				
Account 660099614 Parcel ID 21N16E-29-3-00000-000-0099 Cadastral ID 29-21-16-00523 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 339653 MELTON, GREGORY V & PALOMA I REVOCABLE TRUST PO BOX 96 CLAREMORE OK 74018-0000 Parcel Location Situs 23805 S 4140 RD Subdivision Lot/Block / Parcel Size 5.03 - Acres Sec/Twn/Rng 29 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\TOMS PC PICS\2019-04-12\IMG_0067.JPG 4/16/2019</p>				
Legal Description Lat/Long: 36.26615499 -95.63169484									
N 332' S 996' W2 W2 SW					Building Permits				
					Number	Description	Opened	Closed	Amount
					R2016 01 28	R18-NEW 3648 SQ FT SFR	10/2016	11/2017	300,000
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	MELTON, GREGORY V	09/20/2022	0	4
					2565/488	MELTON, PATRICIA A	03/31/2016	0	4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax
Remove Cap	0	Land Value	652	652	11%	72	Assessed	39,582	4,321.24
Year Frozen	0	Improvements	447,502	359,182		39,510	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00
TIF Project ID	0	Total Value	448,154	359,834		39,582	Total Taxable	38,582	4,229.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660099614	MELTON, GREGORY V &			21	408,351	1000	37,429	4,103.00
2024	2024-660099614	MELTON, GREGORY V &			21	389,736	1000	36,310	3,740.00
2023	2023-660099614	MELTON, GREGORY V &			21	362,698	1000	35,223	3,599.00
2022	2022-660099614	MELTON, GREGORY V &			21	366,496	1000	34,168	3,525.00
2021	2021-660099614	MELTON, GREGORY V			21	313,216	1000	33,144	3,279.00
2020	2020-660099614	MELTON, GREGORY V			21	307,296	1000	32,150	3,286.00
2019	2019-660099614	MELTON, GREGORY V			21	292,581	1000	31,184	3,220.00
2018	2018-660099614	MELTON, GREGORY V			21	298,627	1000	31,849	3,281.00
2017	2017-660099614	MELTON, GREGORY V			21	652	0	72	8.00
2016	2016-660099614	MELTON, GREGORY V			21	652	0	72	8.00



Rogers

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Date 04/18/2026
 Time 09:20:41
 Page 2

Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)	
Lot Size			
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Units-Buildable		
Base Lot Value			
Factor Value			
Adjustments			
Lot Value			



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Stone 70% Frame, Stucco
Base/Total Area	3,196 / 3,196
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,196
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	740 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	447,502		
Lot Value			
Indicated Value	447,502	140.02	Per SqFt
Agland Value	652		
Site Improvements			
Total Value	448,154	140.22	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	105.41	Total Misc Impr	+	29,282
Roofing Adj	+ 5.60	Garage Cost	+	33,611
Subfloor Adj	+ -4.32	Total RCN	=	481,185
Heat/Cool Adj	+ 16.31	Depreciation (7%)	-	33,683
Plumbing Adj	+ 7.88	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	447,502
Adj Base Cost	= 130.88	Lot Value	+	
Total Area	x 3,196	Indicated Value	=	447,502
Adjusted Cost	= 418,292	Value Per SqFt		140.02

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
SHLT	STORM SHELTER	0		1	2018	0.00		
PRCH	SLAB PORCH - COVERED	136376	23x8		184	32.35		5,952
PRCH	SLAB PORCH - COVERED	136377	86		86	32.92		2,831
PRCH	SLAB PORCH - COVERED	136378	35x12		420	31.56		13,255

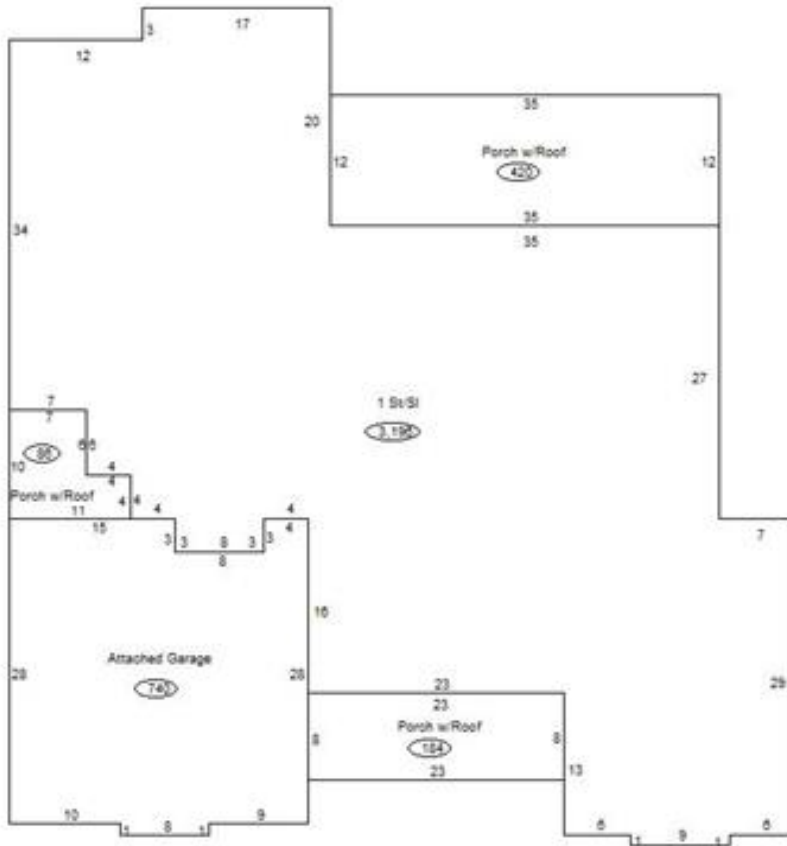


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Date 04/18/2026
 Time 09:20:42
 Page 3

Sketch Image

660099614



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	3,196	1.000	3,196
2	G	1		13	Attached Garage	740	1.000	740
3	M	PRCH		13	SLBC	184	1.000	184
4	M	PRCH		13	SLBC	86	1.000	86
5	M	PRCH		13	SLBC	420	1.000	420
Total Building Area						3,196		3,196



Rogers

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Date 04/18/2026
Time 09:20:42
Page 4

Agland Inventory

660099614

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BP	BORROW PITS	NTV PST	10			1.000	24	24	24	24
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			3.030	144	144	436	436
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			1.000	192	192	192	192
NTV PST Totals						5.030			652	652
Total Agland						5.030			652	652