



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660101651 <b>Parcel ID</b> 000000000-0000415-003-0021 <b>Cadastral ID</b> 30-21-16-12890 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 85 - CLRM SD-VERD TOWN/FIRE <b>Name ID</b> 329413 JACKSON, MELANIE G & BRIAN L  10124 E LARRY ST CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 10124 E LARRY ST <b>Subdivision</b> KING RIDGE III <b>Lot/Block</b> 0021 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 30 / 21 / 16 / 5 <b>Neighborhood</b> 1109 - R-V03-SW VERDIGRIS <b>School District</b> S001 - CLAREMORE SCHOOLS																																																						
<b>Legal Description</b> Lat/Long: 36.27286853 -95.64880202										<b>Building Permits</b>																																												
<b>LOT 21 BLOCK 3 KING RIDGE III</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>R19 65</td> <td>R20- NEW 1559 SQ FT SFR</td> <td>08/2019</td> <td>12/2019</td> <td>100,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19 65	R20- NEW 1559 SQ FT SFR	08/2019	12/2019	100,000																																			
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<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	/	RC VERDIGRIS LLC	11/18/2019	164,500	YES																																													
					/	RC VERDIGRIS LAND, LLC	07/25/2018	0	WB																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>109.172</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2020</td> <td>Land Value</td> <td>41,832</td> <td>30,531</td> <td>11%</td> <td>3,358</td> <td>Assessed</td> <td>21,086 2,302.00</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>195,709</td> <td>161,163</td> <td></td> <td>17,728</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000 -92.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>237,541</td> <td>191,694</td> <td></td> <td>21,086</td> <td>Total Taxable</td> <td>20,086 2,210.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	Remove Cap	2020	Land Value	41,832	30,531	11%	3,358	Assessed	21,086 2,302.00	Year Frozen		Improvements	195,709	161,163		17,728	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00	TIF Project ID	0	Total Value	237,541	191,694		21,086	Total Taxable	20,086 2,210.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660101651	JACKSON, MELANIE G &	85	229,613	1000	19,473	2,143.00																																															
2024	2024-660101651	JACKSON, MELANIE G &	85	230,400	1000	18,876	1,950.00																																															
2023	2023-660101651	JACKSON, MELANIE G &	85	198,222	1000	18,297	1,875.00																																															
2022	2022-660101651	JACKSON, MELANIE G &	85	200,047	1000	17,735	1,835.00																																															
2021	2021-660101651	JACKSON, MELANIE G &	85	165,360	1000	17,190	1,705.00																																															
2020	2020-660101651	JACKSON, MELANIE G &	85	162,803	1000	16,908	1,732.00																																															
2019	2019-660101651	RC VERDIGRIS LLC	85	3,987	0	439	46.00																																															



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2225		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,690.00 x 5.40 = 52,290		
Factor Value			
Adjustments	0.8000		
Lot Value	41,832		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,576 / 1,576
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,576
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	369 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	209,662	133.03 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	194,280	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	195,709		
Lot Value	41,832		
Indicated Value	237,541	150.72	Per SqFt
Agland Value			
Site Improvements			
Total Value	237,541	150.72	Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	98.29	Total Misc Impr	+	2,699
Roofing Adj	+ 4.47	Garage Cost	+	11,007
Subfloor Adj	+ -1.15	Total RCN	=	206,010
Heat/Cool Adj	+ 11.47	Depreciation ( 5%)	-	10,301
Plumbing Adj	+ 8.94	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	195,709
Adj Base Cost	= 122.02	Lot Value	+	41,832
Total Area	x 1,576	Indicated Value	=	237,541
Adjusted Cost	= 192,304	Value Per SqFt		150.72

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	143255	68		68	24.05		1,635
PATO	SLAB PORCH - OPEN	143256	14x7		98	10.86		1,064



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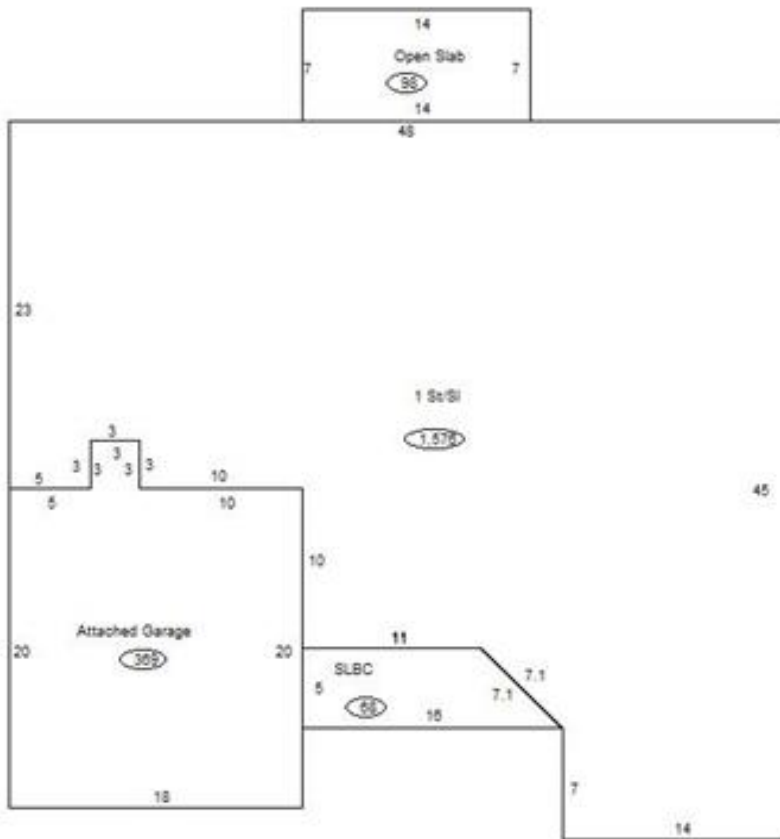
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### Sketch Image

660101651



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,576	1.000	1,576
2	G	1		10	Attached Garage	369	1.000	369
3	M	PRCH		10	SLBC	68	1.000	68
4	M	PATO		10	Open Slab	98	1.000	98
<b>Total Building Area</b>						<b>1,576</b>		<b>1,576</b>