



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	660102241				<p>\\tsclient\C\Users\eevans\Pictures\2019-09-06\IMG_0001.JPG 9/6/2019</p>				
Parcel ID	23N17E-32-1-00000-001-0000								
Cadastral ID	32-23-17-03120								
Property Type	REAL - Real Property								
Property Class	UR	VI Area 2							
Tax Area	33 - FOYIL OT/FOYIL FIRE								
Name ID	340965								
MELENDEZ, VICTOR									
12403 S MAPLE CLAREMORE OK 74017-0000									
Parcel Location									
Situs	12403 S MAPLE AVE								
Subdivision									
Lot/Block	/	Parcel Size	2.5 - Acres						
Sec/Twn/Rng	32 / 23 / 17 / 1								
Neighborhood	4070 - FOYIL SEQUOYAH AREA								
School District	S007 - FOYIL SCHOOLS								
Legal Description Lat/Long: 36.43209496 -95.51543079									
S 200' N 465' S 920' E 40' SE NW & S 200' N 865' W 503.50' W2 SW NE									
Building Permits									
Number	Description	Opened	Closed	Amount					
R20	R21- SPLIT	03/2019	08/2020						
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	DAKE, E J & LUZ	08/22/2022	25,000	YES					
/	FIELD, JAMES	05/06/2019	20,000	12					
/	DARIS STIMSON REAL ESTATE INC	08/20/2018	27,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax	
Remove Cap	2024	Land Value	49,529	49,529	11%	5,448	Assessed	12,685 1,289.56	
Year Frozen		Improvements	82,301	65,791		7,237	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0.00	
TIF Project ID	0	Total Value	131,830	115,320		12,685	Total Taxable	12,685 1,290.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660102241	MELENDEZ, VICTOR	33	109,829	0	12,081	1,228.00		
2024	2024-660102241	MELENDEZ, VICTOR	33	50,832	0	5,591	583.00		
2023	2023-660102241	MELENDEZ, VICTOR	33	39,197	0	3,725	389.00		
2022	2022-660102241	DAKE, E J & LUZ	33	39,053	0	3,548	371.00		
2021	2021-660102241	DAKE, E J & LUZ	33	39,131	0	3,378	344.00		
2020	2020-660102241	DAKE, E J & LUZ	33	29,250	0	3,218	341.00		
2019	2019-660102241	DAKE, E J & LUZ	33	27,888	0	3,068	326.00		
2018	2018-660102241	FIELD, JAMES	33	15,925		1,752	183.00		




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Lot Data		Square-Foot - NBHD 4070 #1		Primary Image				
Lot Size				 <p>\\tsclient\C\Users\leevans\Pictures\2019-09-06\IMG_0001.JPG 9/6/2019</p>				
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	110,995.00 x .45 = 49,529							
Factor Value								
Adjustments	1.0000							
Lot Value	49,529							
Residential Data				GRM Approach				
Type				GRM Code				
Condition	-			Gross Rent	0.00			
Quality	-			Indicated Value				
Architecture				Multiple Regression				
Style				MRA Code				
Exterior Wall				Adusted R				
Base/Total Area /				Indicated Value				
Style				Direct Comparables				
HVAC				Selection Model	1 Res			
Roof Cover				Adjustment Model	A2 AO Test			
Area on Slab				Comparables				
Fixture/RghIn /				Indicated Value				
Bed/F/H Bath / /				Value Reconciliation				
Basement Area				Selected Approach	Cost Approach			
Garage Type				Improvements				
Remodel				Lot Value	49,529			
Year/Eff Age /				Indicated Value	49,529 0.00 Per SqFt			
Cost Approach		Manual : 01/2025		Agland Value				
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+	49,529				
Total Area	x	Indicated Value	=	49,529				
Adjusted Cost	= 0	Value Per SqFt		0.00				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	40x50x10	Gravel	Formed Metal	2,000
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
Base Cost (22.53 x 2,000)		45,060		45,060	1,352	43,708
	UTIL	Shop Building	30x50x10	Gravel	Formed Metal	1,500
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (24.47 x 1,500)		36,705		36,705	1,835	34,870
	SHDS	Shed - Small	29x16x8	Plank	Composition Shingle	464
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
Base Cost (20.06 x 464)		9,308		9,308	5,585	3,723