



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:56:58  
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Assessment Data					Primary Image				
Account	660107263								
Parcel ID	000000-0002-008-0-000-00								
Cadastral ID	20-21-16-13130								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	341662								
CARTER, MELISSA									
1000 W ABILENE RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	01000 W ABILENE RD								
Subdivision	RED PLAINS PHASE II								
Lot/Block	0008 / 0007	Parcel Size	1 - Lots						
Sec/Twn/Rng	20 / 21 / 16 / 5								
Neighborhood	1166 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.28585606 -95.62053711									
Building Permits									
LOT 8 BLOCK 7 RED PLAINS PHASE II									
Number	Description	Opened	Closed	Amount					
R23 23-5	R24 NEW SFR 1615 SQ FT	01/2023	08/2023	165,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	RAUSCH COLEMAN HOMES OF TULSA	05/25/2023	236,000	YES					
/	TULSA L DEV LLC	09/15/2022	0	WB					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2024	Land Value	45,128	45,128	11%	Assessed	27,431	2,535.45	
Year Frozen		Improvements	205,526	204,246		Penalty	0		
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-92.00	
TIF Project ID	0	Total Value	250,654	249,374		Total Taxable	26,431	2,443.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660107263	CARTER, MELISSA	17	242,111	0	26,632	2,462.00		
2024	2024-660107263	CARTER, MELISSA	17	244,442	0	26,888	2,485.00		
2023	2023-660107263	CARTER, MELISSA	17	2,102	0	231	21.00		



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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1874		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	8,164.00 x 5.53 = 45,128		
Factor Value			
Adjustments	1.0000		
Lot Value	45,128		



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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	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,613 / 1,613
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,613
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	392 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	205,526		
Lot Value	45,128		
Indicated Value	250,654	155.40	Per SqFt
Agland Value			
Site Improvements			
Total Value	250,654	155.40	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.33	Total Misc Impr	+ 2,413
Roofing Adj	+ 4.46	Garage Cost	+ 14,441
Subfloor Adj	+ -1.15	Total RCN	= 209,720
Heat/Cool Adj	+ 11.47	Depreciation ( 2%)	- 4,194
Plumbing Adj	+ 6.46	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 205,526
Adj Base Cost	= 119.57	Lot Value	+ 45,128
Total Area	x 1,613	Indicated Value	= 250,654
Adjusted Cost	= 192,866	Value Per SqFt	155.40

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157866	56		56	24.09		1,349
PATO	Slab Porch - Open	157867	14x7		98	10.86		1,064



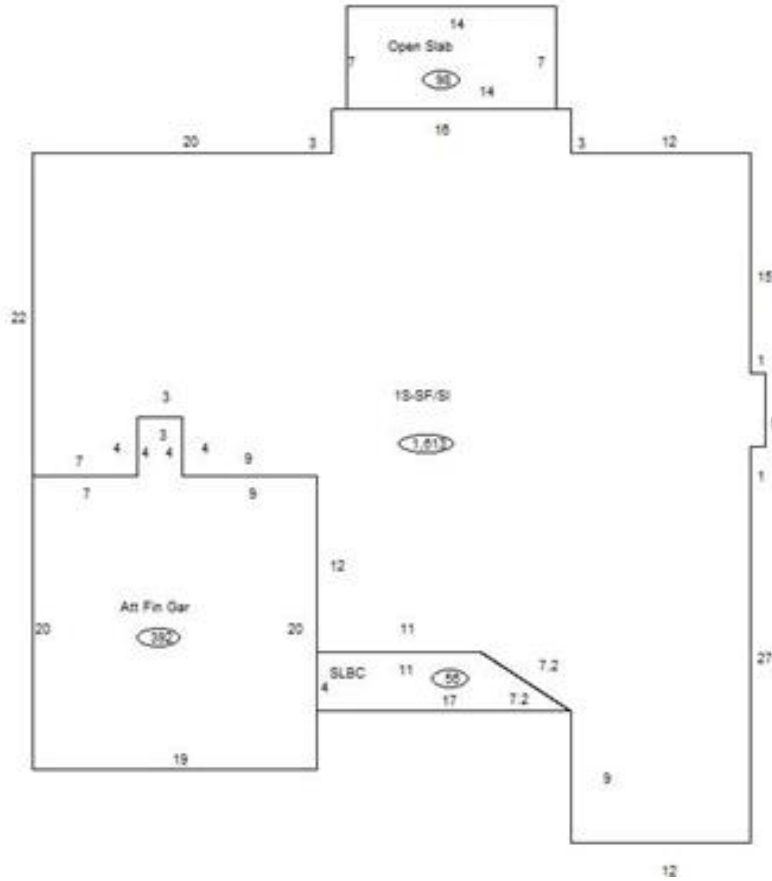
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Sketch Image

660107263



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,613	1.000	1,613
2	G	5		10	Att Fin Gar	392	1.000	392
3	M	PRCH		10	SLBC	56	1.000	56
4	M	PATO		10	Open Slab	98	1.000	98
<b>Total Building Area</b>						1,613		1,613