




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 | 660108413 | | | |  <p>660108413_001.JPG 9/20/2024</p> | | | | |
| Parcel ID | 19N17E-17-1-00000-010-0000 | | | | | | | | |
| Cadastral ID | 17-19-17-00101 | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | |
| Property Class | RA | VI Area | 3 | | | | | | |
| Tax Area | 2 - INOLA RURAL | | | | | | | | |
| Name ID | 342507 | | | | | | | | |
| MELLAGE, MATTHEW E | | | | | | | | | |
| 17504 E 610 RD INOLA OK 74036-0000 | | | | | | | | | |
| Parcel Location | | | | | | | | | |
| Situs | 17504 E 610 RD | | | | | | | | |
| Subdivision | | | | | | | | | |
| Lot/Block | / | Parcel Size | 10 - Acres | | | | | | |
| Sec/Twn/Rng | 17 / 19 / 17 / 1 | | | | | | | | |
| Neighborhood | 1917 - UNPLATTED | | | | | | | | |
| School District | S005 - INOLA SCHOOLS | | | | | | | | |
| Legal Description Lat/Long: 36.13202544 -95.51979334 | | | | | | | | | |
| TR DESC 2023-011158 AS BEG N1/4 CORNER OF SECTION; N88 2904E 449.96' ALNG N LN SEC; S01.3227E 968'; S88.2904W 449.96'; N01.3227W ALNG W LN NE/4 968' TO POB. | | | | | | | | | |
| Building Permits | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | |
| S23 | S24 SPLIT | 09/2023 | 12/2023 | | | | | | |
| Exemptions | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | | | | | |
| Sale History | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | |
| / | MELLAGE CATTLE CO LLC | 08/21/2023 | | 0 4 | | | | | |
| Parcel Valuation | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 80.060 | Current Tax | |
| Remove Cap | | Land Value | 1,920 | 1,920 | 11% | 211 | Assessed | 30,010 2,402.60 | |
| Year Frozen | | Improvements | 270,902 | 270,902 | | 29,799 | Penalty | 0 | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 -80.00 | |
| TIF Project ID | 0 | Total Value | 272,822 | 272,822 | | 30,010 | Total Taxable | 29,010 2,323.00 | |
| Assessment History | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | |
| 2025 | 2025-660108413 | MELLAGE, MATTHEW E | 2 | 267,959 | 0 | 29,475 | 2,360.00 | | |
| 2024 | 2024-660108413 | MELLAGE, MATTHEW E | 2 | 1,920 | 0 | 211 | 17.00 | | |
| 2023 | 2023-660108413 | MELLAGE, MATTHEW E | 2 | 1,920 | 0 | 211 | 17.00 | | |



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| Lot Data | Primary Image |
|--|---------------|
| Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Base Lot Value Factor Value Adjustments Lot Value | |

| Residential Data | |
|------------------|----------------------------------|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 2.5 - Fair |
| Architecture | TRAD TRADITIONAL |
| Style | 100% One Story |
| Exterior Wall | 100% Frame, Siding, Wood |
| Base/Total Area | 1,840 / 1,840 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 1,840 |
| Fixture/RghIn | / |
| Bed/F/H Bath | 3 / 2.0 / 1.0 |
| Basement Area | |
| Garage Type | 1,140 Attached Garage - Finished |
| Remodel | |
| Year/Eff Age | 2024 / 2 |

| | |
|-------------------|-----------|
| 660108413_001.JPG | 9/20/2024 |
|-------------------|-----------|

| GRM Approach | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | |
|---------------------|--|
| MRA Code | |
| Adjusted R | |
| Indicated Value | |

| Direct Comparables | |
|--------------------|------------|
| Selection Model | 1 Res |
| Adjustment Model | A2 AO Test |
| Comparables | |
| Indicated Value | |

| Cost Approach | | | | Manual : 01/2025 | | | |
|---------------|-----------|--------------------|-----------|------------------|--|--|--|
| Base Cost | 87.60 | Total Misc Impr | + 28,593 | | | | |
| Roofing Adj | + 4.05 | Garage Cost | + 36,662 | | | | |
| Subfloor Adj | + -1.08 | Total RCN | = 265,870 | | | | |
| Heat/Cool Adj | + 11.47 | Depreciation (2%) | - 5,317 | | | | |
| Plumbing Adj | + 6.99 | Lump Sums | + 0 | | | | |
| Basement Adj | + 0.00 | RCNLD | = 260,553 | | | | |
| Adj Base Cost | = 109.03 | Lot Value | + 141.60 | | | | |
| Total Area | x 1,840 | Indicated Value | = 260,553 | | | | |
| Adjusted Cost | = 200,615 | Value Per SqFt | 141.60 | | | | |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 260,553 | | |
| Lot Value | | | |
| Indicated Value | 260,553 | 141.60 | Per SqFt |
| Agland Value | 1,920 | | |
| Site Improvements | 10,349 | | |
| Total Value | 272,822 | 148.27 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|--------------|-----------|-------|------|-------|-----------|------|--------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | Porch | 161083 | 30x16 | | 480 | 22.90 | | 10,992 |
| PRCH | Porch | 161084 | 40x16 | | 640 | 22.42 | | 14,349 |
| PATO | Patio - Open | 161085 | 20x20 | | 400 | 8.13 | | 3,252 |



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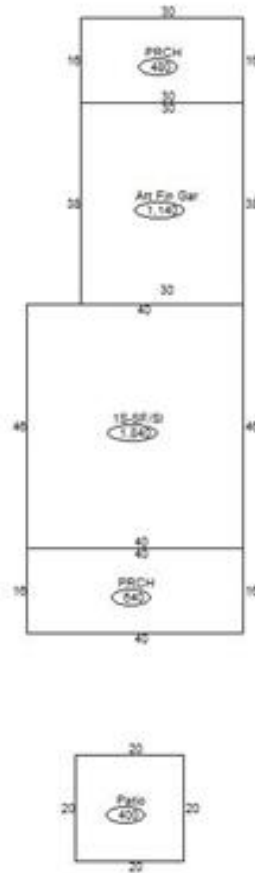
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|--------------|------------|--------------|
| 1 | R | 1 | Slab | 25 | 1S-SF/Sl | 1,840 | 1.000 | 1,840 |
| 2 | G | 5 | | 25 | Att Fin Gar | 1,140 | 1.000 | 1,140 |
| 3 | M | PRCH | | 25 | PRCH | 480 | 1.000 | 480 |
| 4 | M | PRCH | | 25 | PRCH | 640 | 1.000 | 640 |
| 5 | M | PATO | | 25 | Patio | 400 | 1.000 | 400 |
| Total Building Area | | | | | | 1,840 | | 1,840 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units | | | | |
|--------------------------------|--------------|-------------|-----------------------|-------------|---------------------|----------------|--------------------------------|-------|--------------|--------|
| SHDS | Shed - Small | | 14x30x8 | Base | Composition Shingle | 420 | | | | |
| Qual | 3 | Cond | 3 | Year | 2024 | Eff Age | 2 | | | |
| Warm & Cooled Air | | Total Area | | | | 420 | 2,965 | | | |
| Valuation Summary | | | | | | | | | | |
| Base Cost (20.32 x 420) | | 8,534 | Modifier Total | 2,965 | RCN | 11,499 | Depr (10% Phys/ % Func) | 1,150 | RCNLD | 10,349 |



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Agland Inventory

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| Soi | Description | Land Use | LPI | Adj Type | Adj Code | Acres | Use/Acre | Mkt/Acre | Use Value | Market Value |
|-----------------------|---------------------------|----------|-----|----------|----------|--------|----------|----------|-----------|--------------|
| CHB | CHOTEAU SILT LOAM 1-3% SL | NTV PST | 80 | | | 10.000 | 192 | 192 | 1,920 | 1,920 |
| NTV PST Totals | | | | | | 10.000 | | | 1,920 | 1,920 |
| Total Agland | | | | | | 10.000 | | | 1,920 | 1,920 |