



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:23:15  
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Assessment Data				Primary Image					
Account	660109236								
Parcel ID	000418-0004-015-0-000-00								
Cadastral ID	30-21-16-14790								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	348231								
EDWARDS, MELANI									
23142 S MAE DR CLAREMORE OK 74019-0000									
Parcel Location									
Situs	23142 S MAE DR								
Subdivision	KING RIDGE V								
Lot/Block	0015 / 0004	Parcel Size 1 - Lots							
Sec/Twn/Rng	30 / 21 / 16 / 5								
Neighborhood	1109 - R-V03-SW VERDIGRIS								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.27644156 -95.64977242				660109236_001.JPG 9/24/2025					
LOT 15 BLOCK 4 KING RIDGE V				Building Permits					
				Number	Description	Opened	Closed	Amount	
				R25 022	NEW SFR 1940 SQ FT	05/2025	09/2025	165,000	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	LENNAR HOMES OF OKLAHOMA LLC	09/22/2025	278,500	15
					/	TULSA L DEV LLC	04/24/2025	693,500	15
					/	RAUSCH COLEMAN HOMES OF TULSA	01/15/2025		15
					/	TULSA L DEV LLC	06/26/2024	0	WB
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax
Remove Cap	2026		Land Value	55,914	55,914	11%	Assessed	30,635	3,344.48
Year Frozen			Improvements	222,586	222,586		Penalty	0	
Uncapped Value	222,586		Mobile Home	0	0	0	Exemption	0	0.00
TIF Project ID	0		Total Value	278,500	278,500	30,635	Total Taxable	30,635	3,344.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660109236	EDWARDS, MELANI			85	7,304	0	803	87.00



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2341		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	10,199.00 x 5.27 = 53,773		
Factor Value			
Adjustments	1.0398		
Lot Value	55,914		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,940 / 1,940
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,940
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	412 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

### 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	1 2022 Residential
Comparables	
Indicated Value	

### Cost Approach Manual : 01/2025

Base Cost	87.47	Total Misc Impr	+	5,603
Roofing Adj	+ 3.85	Garage Cost	+	12,718
Subfloor Adj	+ 0.00	Total RCN	=	224,834
Heat/Cool Adj	+ 10.30	Depreciation ( 1%)	-	2,248
Plumbing Adj	+ 4.83	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	222,586
Adj Base Cost	= 106.45	Lot Value	+	55,914
Total Area	x 1,940	Indicated Value	=	278,500
Adjusted Cost	= 206,513	Value Per SqFt		143.56

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	222,586		
Lot Value	55,914		
Indicated Value	278,500	143.56	Per SqFt
Agland Value			
Site Improvements			
Total Value	278,500	143.56	Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	176235	168		168	20.77		3,489
PATC	Patio - Covered	176236	20x6		120	17.62		2,114

