



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:09:11
Page 1

| Assessment Data | | | | | Primary Image | | | | | | | | | | | | | | |
|--|-------------------------|----------------------------|--------------------|------------------|--|--------------------------|-------------------|----------------------|--------------------|----------|-------------|--------|--------|--------|--|--|--|--|--|
| Account 660000728 Parcel ID 000000-00-0-00072-003-0005 Cadastral ID 01-22-15-02150 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 321510 WELBORN, DANIEL L & TERESA 9873 E CANYON RD CLAREMORE OK 74017-0000 Parcel Location Situs 09873 E CANYON RD Subdivision BRIARCLIFF ESTATES Lot/Block 0005 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 22 / 15 / 5 Neighborhood 1085 - R-V04-NW SEQUOYAH School District S006 - SEQUOYAH SCHOOLS | | | | | <p>\\tsclient\T\TOMMY DUNLAP\New folder (34)\IMG_0050.JPG 3/28/2022</p> | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.41457183 -95.65336453 | | | | | | | | | | | | | | | | | | | |
| LOT 5 BLOCK 3 BRIARCLIFF ESTATES | | | | | Building Permits <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| Exemptions | | | | | Sale History | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | 2645/74 | WELBORN, DANIEL LAWRENCE | 07/06/2017 | 0 | 4 | | | | | | | | | | |
| H | Homestead | No | 1,000 | | 2636/255 | DAVID, SYBLE J | 05/26/2017 | 143,000 | YES | | | | | | | | | | |
| | | | | | 915/696 | HARBOUR, JACK D & | 05/14/1993 | 81,000 | Yes | | | | | | | | | | |
| | | | | | 841/641 | | | 0 | No | | | | | | | | | | |
| | | | | | 843/496 | | | 70,000 | No | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 102.332 | Current Tax | | | | | | | | | | |
| Remove Cap | 2018 | | Land Value | 72,384 | 26,330 | 11% | 2,896 | Assessed | 16,570 | 1,695.63 | | | | | | | | | |
| Year Frozen | | | Improvements | 124,305 | 124,305 | | 13,674 | Penalty | 0 | | | | | | | | | | |
| Uncapped Value | 0 | | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 | -89.00 | | | | | | | | | |
| TIF Project ID | 0 | | Total Value | 196,689 | 150,635 | | 16,570 | Total Taxable | 15,570 | 1,607.00 | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | |
| 2025 | 2025-660000728 | WELBORN, DANIEL L & | | | 11 | 195,213 | 1000 | 15,087 | 1,557.00 | | | | | | | | | | |
| 2024 | 2024-660000728 | WELBORN, DANIEL L & | | | 11 | 203,791 | 1000 | 14,619 | 1,516.00 | | | | | | | | | | |
| 2023 | 2023-660000728 | WELBORN, DANIEL L & | | | 11 | 137,854 | 1000 | 14,164 | 1,498.00 | | | | | | | | | | |
| 2022 | 2022-660000728 | WELBORN, DANIEL L & | | | 11 | 140,105 | 1000 | 14,412 | 1,534.00 | | | | | | | | | | |
| 2021 | 2021-660000728 | WELBORN, DANIEL LAWRENCE & | | | 11 | 148,518 | 1000 | 15,337 | 1,575.00 | | | | | | | | | | |
| 2020 | 2020-660000728 | WELBORN, DANIEL LAWRENCE & | | | 11 | 146,149 | 1000 | 14,956 | 1,586.00 | | | | | | | | | | |
| 2019 | 2019-660000728 | WELBORN, DANIEL LAWRENCE & | | | 11 | 140,834 | 1000 | 14,492 | 1,517.00 | | | | | | | | | | |
| 2018 | 2018-660000728 | WELBORN, DANIEL LAWRENCE & | | | 11 | 145,469 | 1000 | 15,002 | 1,586.00 | | | | | | | | | | |
| 2017 | 2017-660000728 | WELBORN, DANIEL LAWRENCE & | | | 11 | 150,890 | 1000 | 7,758 | 808.00 | | | | | | | | | | |
| 2016 | 2016-660000728 | DAVID, SYBLE J | | | 11 | 147,087 | 1000 | 7,758 | 812.00 | | | | | | | | | | |
| 2015 | 2015-660000728 | DAVID, SYBLE J | | | 11 | 142,571 | 1000 | 7,758 | 819.00 | | | | | | | | | | |
| 2014 | 2014-660000728 | DAVID, SYBLE J | | | 11 | 143,685 | 1000 | 7,758 | 819.00 | | | | | | | | | | |
| 2013 | 2013-660000728 | DAVID, SYBLE J | | | 11 | 133,703 | 1000 | 7,758 | 805.00 | | | | | | | | | | |



Rogers

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Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:09:11
Page 2

| Lot Data | Square-Foot - NBHD 1085 #1 | Primary Image |
|-----------------|----------------------------|---------------|
| Lot Size | | |
| Lot Count | | |
| Units Buildable | 22400 | |
| Non-Ag Acres | 0.5275 | |
| Topography | | |
| Street Access | | |
| Utilities | | |
| Amenities | LAND QUALITY | |
| | 0 | |
| | 0 | |
| Method | Square-Foot | |
| Base Lot Value | 22,979.00 x 3.15 = 72,384 | |
| Factor Value | | |
| Adjustments | 1.0000 | |
| Lot Value | 72,384 | |

| Residential Data | |
|------------------|----------------------------------|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 2.5 - Fair |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 100% Veneer, Masonry |
| Base/Total Area | 1,680 / 1,680 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 1,680 |
| Fixture/RghIn | 11 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | 624 Attached Garage - Unfinished |
| Remodel | |
| Year/Eff Age | 1977 / 37 |

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

| Multiple Regression | | | |
|---------------------|---------|--------|----------|
| MRA Code | 1 | Test | |
| Adusted R | 0.8445 | | |
| Indicated Value | 182,754 | 108.78 | Per SqFt |

| Direct Comparables | | | |
|--------------------|---------|------------------|----------|
| Selection Model | A | Adam Test | |
| Adjustment Model | 1 | 2022 Residential | |
| Comparables | 4 | | |
| Indicated Value | 194,820 | | Per SqFt |

| Cost Approach | | | | Manual : 01/2025 | | | |
|---------------|-----------|---------------------|---|------------------|--|--|--|
| Base Cost | 104.51 | Total Misc Impr | + | 12,982 | | | |
| Roofing Adj | + 4.42 | Garage Cost | + | 16,336 | | | |
| Subfloor Adj | + -1.15 | Total RCN | = | 243,736 | | | |
| Heat/Cool Adj | + 11.47 | Depreciation (49%) | - | 119,431 | | | |
| Plumbing Adj | + 8.38 | Lump Sums | + | 0 | | | |
| Basement Adj | + 0.00 | RCNLD | = | 124,305 | | | |
| Adj Base Cost | = 127.63 | Lot Value | + | 72,384 | | | |
| Total Area | x 1,680 | Indicated Value | = | 196,689 | | | |
| Adjusted Cost | = 214,418 | Value Per SqFt | | 117.08 | | | |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 124,305 | | |
| Lot Value | 72,384 | | |
| Indicated Value | 196,689 | 117.08 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 196,689 | 117.08 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|---------------------------------|-----------|-------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| FPR1 | FIREPLACE - RESIDENTIAL 1 STORY | 0 | | 1 | 1 | 5,095.98 | | 5,096 |
| PRCH | SLAB PORCH - COVERED | 2147 | 16x5 | | 80 | 24.02 | | 1,922 |
| PATO | SLAB PORCH - OPEN | 2148 | 14x8 | | 112 | 10.75 | | 1,204 |
| SUN | Sunroom | 2149 | 17x14 | | 238 | 20.00 | | 4,760 |



Rogers

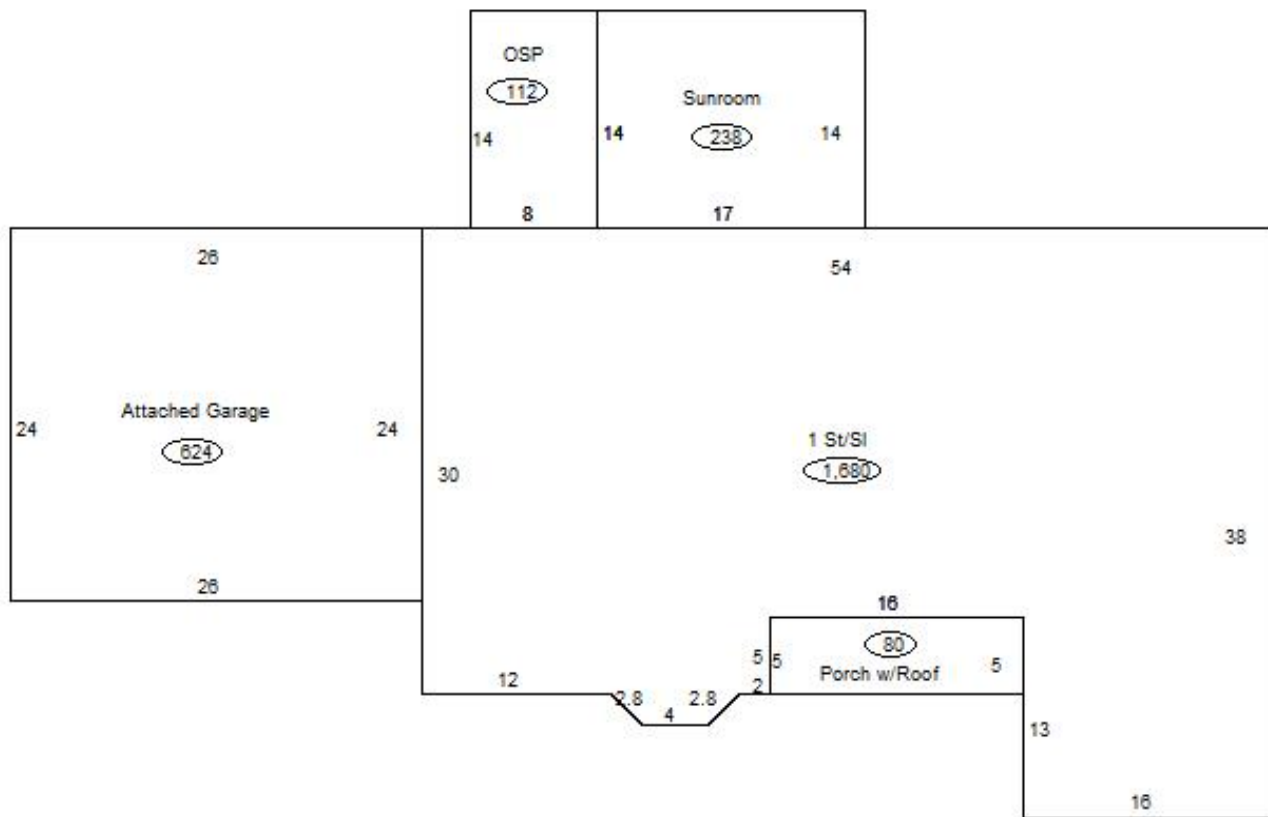
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Date 04/17/2026
 Time 02:09:11
 Page 3

Sketch Image

660000728



Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|-----------------|-----------|------------|------------|
| 1 | R | 1 | Slab | 13 | 1 St/Sl | 1,680 | 1.000 | 1,680 |
| 2 | G | 1 | | 13 | Attached Garage | 624 | 1.000 | 624 |
| 3 | M | PRCH | | 13 | SLBC | 80 | 1.000 | 80 |
| 4 | M | PATO | | 13 | Open Slab | 112 | 1.000 | 112 |
| 5 | M | SUN | | 13 | Sunroom | 238 | 1.000 | 238 |
| Total Building Area | | | | | | 1,680 | | 1,680 |