




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:23:38
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000758 Parcel ID 000000-00-0-00453-003-0006 Cadastral ID 01-22-15-02450 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 303982 WELKER, TERRY L 13308 S SPRUCE LN CLAREMORE OK 74017-0000 Parcel Location Situs 13308 SPRUCE LN Subdivision LITTLE PONDEROSA EXT Lot/Block 0006 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 22 / 15 / 5 Neighborhood 1085 - R-V04-NW SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					 <p>C:\Users\RLN\Pictures\2018-01-30 01-30-18\01-30-18 006.JPG 1/30/2018</p>																																																																																																																				
Legal Description Lat/Long: 36.41696367 -95.65333667 LOT 6 BLOCK 3 LITTLE PONDEROSA EXT.																																																																																																																									
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Lot Data	Square-Foot - NBHD 1085 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	4950	
Non-Ag Acres	0.3429	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	14,938.00 x 3.15 = 47,055	
Factor Value		
Adjustments	1.0000	
Lot Value	47,055	

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	900 / 900
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	900
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1971 / 41

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	115,067	127.85	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	119.17	Total Misc Impr	+	6,615			
Roofing Adj	+ 5.05	Garage Cost	+	12,931			
Subfloor Adj	+ -1.34	Total RCN	=	146,050			
Heat/Cool Adj	+ 11.47	Depreciation (49%)	-	71,565			
Plumbing Adj	+ 6.21	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	74,485			
Adj Base Cost	= 140.56	Lot Value	+	47,055			
Total Area	x 900	Indicated Value	=	121,540			
Adjusted Cost	= 126,504	Value Per SqFt		135.04			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	74,485		
Lot Value	47,055		
Indicated Value	121,540	135.04	Per SqFt
Agland Value			
Site Improvements			
Total Value	121,540	135.04	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	2257	20x11		220	23.50		5,170
PRCH	SLAB PORCH - COVERED	2258	15x4		60	24.08		1,445

