



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 660003049 Parcel ID 000000-00-0-10365-003-0010 Cadastral ID 04-21-16-00390 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 265013 WELCH, JANICE ANN-TRUSTEE JAN WELCH LIVING TRUST 1409 N DOROTHY CLAREMORE OK 74017-0000 Parcel Location Situs 01409 N DOROTHY AVE Subdivision PATTERSON HEIGHTS Lot/Block 0010 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 21 / 16 / 5 Neighborhood 1172 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (165)\IMG_0034.JPG 4/5/2023</p>														
Legal Description Lat/Long: 36.32254870 -95.59941057																			
LOT 10 BLOCK 3 PATTERSON HEIGHTS					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	1056/411	BOOK, JERRY L &	02/28/1997	0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	0		Land Value 58,113	36,006	11%	3,961	Assessed	10,960	1,013.03										
Year Frozen	0		Improvements 69,659	63,627		6,999	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0		Total Value 127,772	99,633		10,960	Total Taxable	9,960	921.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660003049	WELCH, JANICE ANN-TRUSTEE			17	125,879	1000	9,640	891.00										
2024	2024-660003049	WELCH, JANICE ANN-TRUSTEE			17	126,965	1000	9,331	862.00										
2023	2023-660003049	WELCH, JANICE ANN-TRUSTEE			17	106,180	1000	9,030	827.00										
2022	2022-660003049	WELCH, JANICE ANN			17	88,525	1000	8,738	809.00										
2021	2021-660003049	WELCH, JANICE ANN			17	89,950	1000	8,895	785.00										
2020	2020-660003049	WELCH, JANICE ANN			17	91,091	1000	9,020	826.00										
2019	2019-660003049	WELCH, JANICE ANN			17	88,935	1000	8,783	813.00										
2018	2018-660003049	WELCH, JANICE ANN			17	92,810	1000	9,209	851.00										
2017	2017-660003049	WELCH, JANICE ANN			17	92,162	1000	8,965	823.00										
2016	2016-660003049	WELCH, JANICE ANN			17	90,299	1000	8,674	814.00										
2015	2015-660003049	WELCH, JANICE ANN			17	92,443	1000	8,393	757.00										
2014	2014-660003049	WELCH, JANICE ANN			17	95,028	1000	8,119	753.00										
2013	2013-660003049	WELCH, JANICE ANN			17	91,933	1000	7,854	719.00										



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Lot Data		Square-Foot - NBHD 1172 #1	
Lot Size			
Lot Count	1		
Units Buildable	12750		
Non-Ag Acres	0.2591		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	11,284.00 x 5.15 = 58,113		
Factor Value			
Adjustments	1.0000		
Lot Value	58,113		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,372 / 1,372
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	392 Carport - Gable Roof
Remodel	
Year/Eff Age	1956 / 53

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	126,200 91.98 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	158,700 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	68,985
Lot Value	58,113
Indicated Value	127,098 92.64 Per SqFt
Agland Value	
Site Improvements	674
Total Value	127,772 93.13 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	95.22	Total Misc Impr	+	5,476
Roofing Adj	+ 4.42	Garage Cost	+	3,175
Subfloor Adj	+ 1.15	Total RCN	=	168,256
Heat/Cool Adj	+ 11.47	Depreciation (59%)	-	99,271
Plumbing Adj	+ 4.07	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	68,985
Adj Base Cost	= 116.33	Lot Value	+	58,113
Total Area	x 1,372	Indicated Value	=	127,098
Adjusted Cost	= 159,605	Value Per SqFt		92.64

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	7723	15x3		45	24.13		1,086
PATO	SLAB PORCH - OPEN	7725	30x18		540	8.13		4,390



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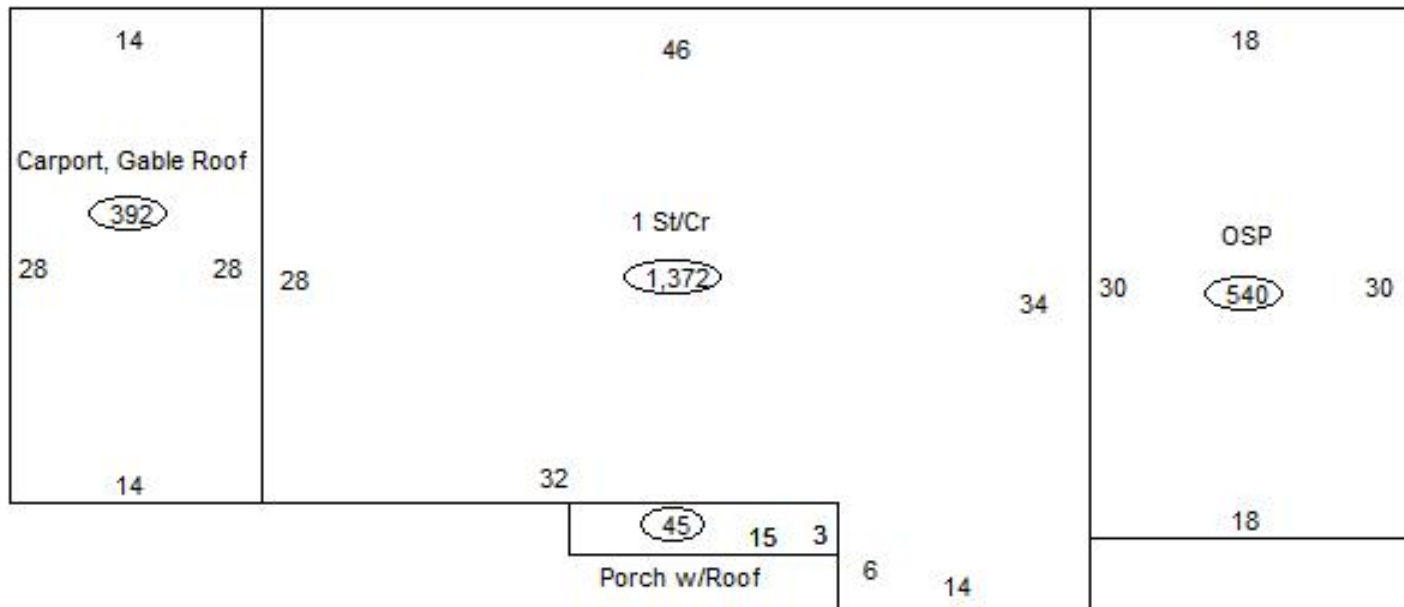
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,372	1.000	1,372
2	M	PRCH		13	SLBC	45	1.000	45
3	G	3		13	Carport, Gable Roof	392	1.000	392
4	M	PATO		13	Open Slab	540	1.000	540
Total Building Area						1,372		1,372



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			192
	Qual	2	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)		RCNLD
Base Cost (4.68 x 192)		899		899	225	674