



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 14:35:16  
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Assessment Data					Primary Image																																																																																																															
<b>Account</b> 660004047 <b>Parcel ID</b> 000000-00-0-10772-001-0011 <b>Cadastral ID</b> 05-21-16-05980 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 18 - CLAREMORE RURAL/W/O FIRE <b>Name ID</b> 155314 WELSH, GLENN E JR & TANA KIM  820 W 24TH ST N CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00820 W 24TH ST N <b>Subdivision</b> SPRINGBROOK ESTATES I <b>Lot/Block</b> 0011 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 5 / 21 / 16 / 5 <b>Neighborhood</b> 1183 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.33250418 -95.61693575 LOT 11 BLOCK 1 SPRINGBROOK EST I																																																																																																																				
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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	8000		
Non-Ag Acres	0.2079		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	
		0	
Method	Square-Foot		
Base Lot Value	9,057.00 x 4.99 = 45,155		
Factor Value			
Adjustments	1.0000		
Lot Value	45,155		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-18\IMG\_004 4/18/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	1,283 / 1,283
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,283
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1986 / 30

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	150,988	117.68	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	166,370 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	93.67	Total Misc Impr	+ 9,183
Roofing Adj	+ 4.20	Garage Cost	+ 11,285
Subfloor Adj	+ 0.00	Total RCN	= 171,888
Heat/Cool Adj	+ 10.30	Depreciation ( 42%)	- 72,193
Plumbing Adj	+ 9.85	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 99,695
Adj Base Cost	= 118.02	Lot Value	+ 45,155
Total Area	x 1,283	Indicated Value	= 144,850
Adjusted Cost	= 151,420	Value Per SqFt	112.90

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	99,695		
Lot Value	45,155		
Indicated Value	144,850	112.90	Per SqFt
Agland Value			
Site Improvements	12,500		
Total Value	157,350	122.64	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	10295	109		109	20.95		2,284
PATO	SLAB PORCH - OPEN	10296	286		286	8.12		2,322



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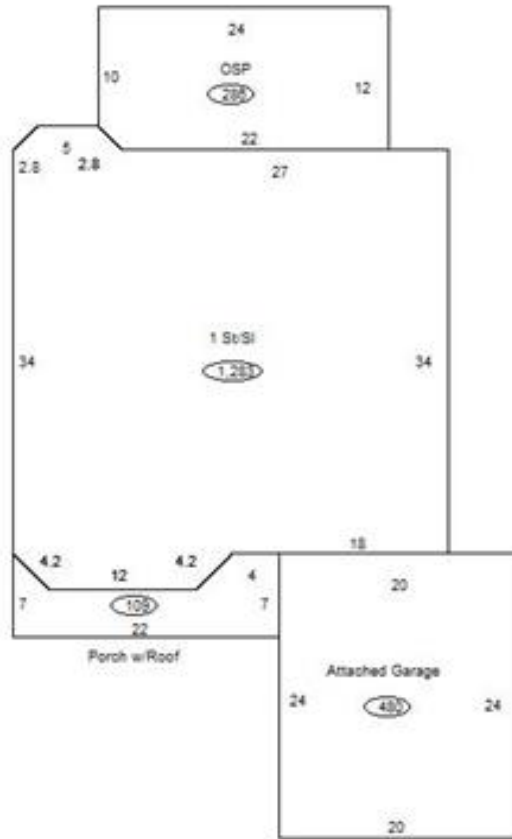
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,283	1.000	1,283
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	109	1.000	109
4	M	PATO		13	Open Slab	286	1.000	286
<b>Total Building Area</b>						1,283		1,283



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL				1
	Qual 3	Cond 3	Year	Eff Age		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (25,000.00 x 1)	25,000		25,000	12,500	12,500

STF	STG FAIR		0x0x0		
Qual 2	Cond	Year	Eff Age		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x )					