



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:37:23
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Assessment Data					Primary Image																																																																																																																				
Account 660006452 Parcel ID 21N17E-07-1-00000-000-0000 Cadastral ID 07-21-17-01000 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 318322 LAYER, KYLE & MELONIE WELCH 16735 E 484 RD CLAREMORE OK 74019-0000 Parcel Location Situs 16735 E 484 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 7 / 21 / 17 / 1 Neighborhood 2117 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>\\tsclient\VRANDY\RANDY VISUAL INSPECTION\2021-3-31\IMG_ 3/31/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.31732299 -95.53078024																																																																																																																									
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Lot Data		Square-Foot - NBHD 2117 #1	
Lot Size			
Lot Count			
Units Buildable	10		
Non-Ag Acres	9.943		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	433,115.00 x .32 = 136,518		
Factor Value			
Adjustments	1.0000		
Lot Value	136,518		



\\tsclient\VRANDY\RANDY VISUAL INSPECTION\2021-3-31\IMG_ 3/31/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	1,772 / 2,534
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,772
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	284,165	112.14	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	102.80	Total Misc Impr	+ 43,377				
Roofing Adj	+ 3.86	Garage Cost	+ 16,968				
Subfloor Adj	+ -2.48	Total RCN	= 383,354				
Heat/Cool Adj	+ 14.47	Depreciation (43%)	- 164,842				
Plumbing Adj	+ 8.82	Lump Sums	+ 6,671				
Basement Adj	+ 0.00	RCNLD	= 225,183				
Adj Base Cost	= 127.47	Lot Value	+ 136,518				
Total Area	x 2,534	Indicated Value	= 361,701				
Adjusted Cost	= 323,009	Value Per SqFt	142.74				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	225,183		
Lot Value	136,518		
Indicated Value	361,701	142.74	Per SqFt
Agland Value			
Site Improvements	5,000		
Total Value	366,701	144.71	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	15905		196	196	28.81		5,647
BALW	BALCONY - WOOD	15906	18x6		108	31.64		3,417
EPSW	ENCLOSED PORCH - SOLID WALL	15908		424	424	73.82		31,300
WODO	WOOD DECK - OPEN	15909		340	340	19.14	50%	3,254



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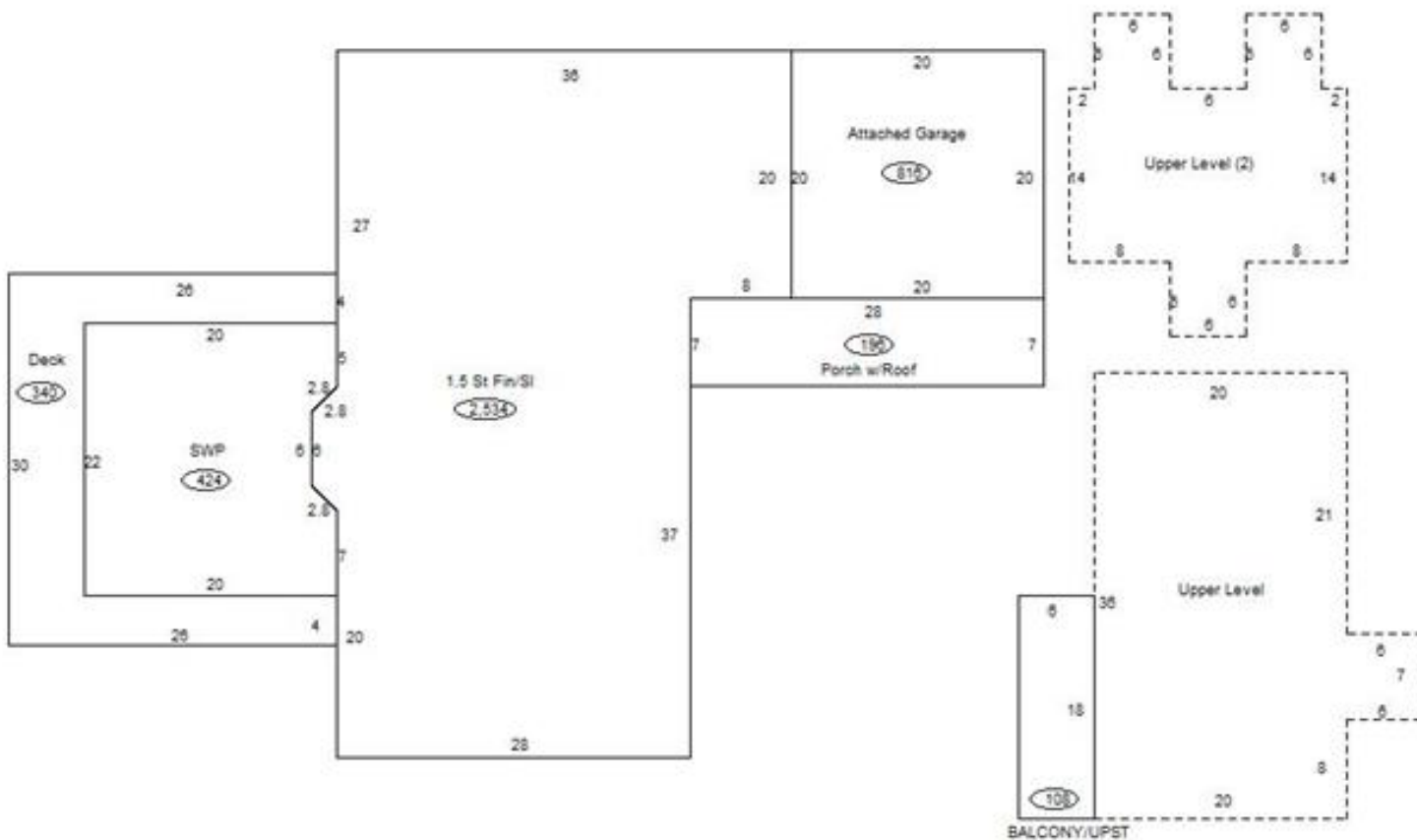
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Sketch Image

660006452



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,772	1.430	2,534
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	196	1.000	196
4	M	BALW		13	Balcony	108	1.000	108
5	U	^UL	Overhang	13	Upper Level	762	1.000	762
6	M	EPSW	Slab	13	EPSW	424	1.000	424
7	M	WODO		13	WODO	340	1.000	340
8	U	^UL		13	Upper Level (2)	416	1.000	416
Total Building Area						1,772		2,534



Rogers



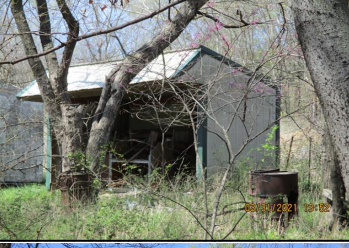

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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	Cond	Year	Eff Age		
	Valuation Summary Base Cost (25,000.00 x 1) 25,000		Modifier Total	RCN 25,000	Depr (80% Phys/ % Func) 20,000	RCNLD 5,000
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	BARN	BARN	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary Base Cost (11.51 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD