



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image				
Account	660009441				<p>05/02/2023 11:27</p>				
Parcel ID	000000-00-0-10010-126-0002								
Cadastral ID	09-21-16-09170								
Property Type	REAL - Real Property								
Property Class	UCP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	339061								
WELLSPRING HOLDINGS LLC									
7070 E TURNER CLAREMORE OK 74019-0000									
Parcel Location									
Situs	00126 W 1ST ST S								
Subdivision	CLAREMORE O T								
Lot/Block	0002 / 0126	Parcel Size	1 - Lots						
Sec/Twn/Rng	9 / 21 / 16 / 5								
Neighborhood	910010 - CLAREMORE OT								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.30911242 -95.61224295									
Building Permits									
S 100' LOT 1 & W 5' SLY 100' LOT 2 BLOCK 126 CLAREMORE O T									
Number	Description	Opened	Closed	Amount					
R12	NEW SALE	02/2011	01/2012						
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	LEONARD, LINDA L	05/13/2022	243,000	WG
					/	GROUP ONE TULSA INC	03/24/2022	0	4
					/	LEONARD, LINDA L TRUSTEE	05/03/2020	0	4
					2159/356	PIKE, GREGORY LEE & KAREN	02/14/2011	125,000	YES
					1049/390	TUBBS, ALAN	12/23/1996	115,000	No
					801/506			70,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2023	Land Value	44,999	44,999	11%	4,950	Assessed	21,626	1,998.89
Year Frozen	0	Improvements	281,579	151,603		16,676	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	326,578	196,602		21,626	Total Taxable	21,626	1,999.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660009441	WELLSPRING HOLDINGS LLC	17	338,818	0	20,596	1,904.00		
2024	2024-660009441	WELLSPRING HOLDINGS LLC	17	178,324	0	19,616	1,813.00		
2023	2023-660009441	WELLSPRING HOLDINGS LLC	17	267,094	0	29,380	2,691.00		
2022	2022-660009441	WELLSPRING HOLDINGS LLC	17	260,535	0	18,498	1,712.00		
2021	2021-660009441	GROUP ONE TULSA INC	17	280,760	0	17,618	1,556.00		
2020	2020-660009441	LEONARD, LINDA L TRUSTEE	17	280,760	0	16,779	1,536.00		
2019	2019-660009441	LEONARD, LINDA L TRUSTEE	17	224,473	0	15,980	1,480.00		
2018	2018-660009441	LEONARD, LINDA L TRUSTEE	17	212,304	0	15,219	1,406.00		
2017	2017-660009441	LEONARD, LINDA L TRUSTEE	17	212,304	0	14,494	1,331.00		
2016	2016-660009441	LEONARD, LINDA L TRUSTEE	17	125,492	0	13,804	1,296.00		
2015	2015-660009441	LEONARD, LINDA L TRUSTEE	17	125,492	0	13,804	1,245.00		
2014	2014-660009441	LEONARD, LINDA L TRUSTEE	17	125,492	0	13,804	1,280.00		
2013	2013-660009441	LEONARD, LINDA L	17	125,492	0	13,804	1,263.00		



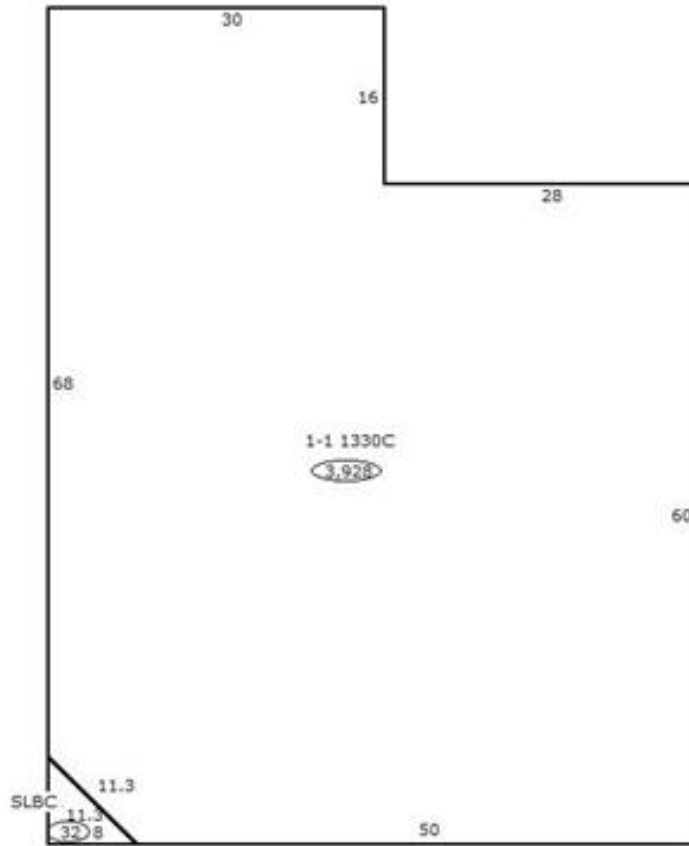
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		13	1-1 1330C	3,928	1.000	3,928
2	M	PRCH		13	SLBC	32	1.000	32
Total Building Area						3,928		3,928



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Parcel ID 000000-00-0-10010-126-0002
Cadastral ID 09-21-16-09170

Tax Area Code 17
Property Class UCP
Owners Name WELLSPRING HOLDINGS LLC

Building Data

Building ID 1622
Building Sequence 1
Occupancy 1 353 Retail Store 75%
Occupancy 2 406 Storage Warehouse 25%
Occupancy 3
Total Floor Area 3,928
Average Perimeter 263
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1972
Effective Age 27
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 3 - Average
Condition 3 - Average
Exterior Wall 12 - Concrete Block
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Flat
Roof Cover

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 62.69
Wall Cost 36.23
HVAC Cost 13.71
Basement Cost 0.00
Total Base Cost 112.63
Total Area 3,928
Base RCN 442,411
Misc Impr Value 1,145

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 443,556
Physical Depreciation 49%
Functional Depreciation
Total Depreciation 49% (217,342)
Total RCNLD 226,214
Lump Sums
Total Building Value 226,214 \$ 57.59 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED		32	32	35.77		1,145
Total Misc Improvement							1,145



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV1	CANOPY	0x0x0			750
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (5.00 x 750)				3,750		3,750
FLV1	CANOPY		0x0x0			8,320
Qual	Cond	Year	Eff Age			
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (5.00 x 8,320)				41,600	4,160	37,440
FLV1	CANOPY		0x0x0			3,150
Qual	Cond	Year	Eff Age			
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (5.00 x 3,150)				15,750	1,575	14,175
Total Site Improvement Value						55,365