



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:20:24
Page 1

Assessment Data					Primary Image																																																	
Account 660011943 Parcel ID 000000-00-0-00339-002-0004 Cadastral ID 11-21-15-04050 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 288137 WELSH, JERRY G & CATHY L 8156 E GREEN COUNTRY DR CLAREMORE OK 74019-0000																																																						
Parcel Location Situs 08156 E GREEN COUNTRY DR Subdivision GREEN COUNTRY ESTATES Lot/Block 0004 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 21 / 15 / 5 Neighborhood 1019 - R-V04-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																						
Legal Description Lot/Long: 36.31228938 -95.68449987					Building Permits																																																	
LOT 4 BLOCK 2 GREEN COUNTRY ESTATES					<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	1662/1	STEPHENS, KARIN & DAN	03/01/2005	107,000	YES																																													
					940/475	SMALL, EDWARD H &	12/20/1993	65,000	Yes																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>106.442</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2006</td> <td>Land Value 65,125</td> <td>34,897</td> <td>11%</td> <td>3,839</td> <td>Assessed</td> <td>17,905</td> <td>1,905.84</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 147,189</td> <td>127,868</td> <td> </td> <td>14,066</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-93.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 212,314</td> <td>162,765</td> <td> </td> <td>17,905</td> <td>Total Taxable</td> <td>16,905</td> <td>1,813.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax	Remove Cap	2006	Land Value 65,125	34,897	11%	3,839	Assessed	17,905	1,905.84	Year Frozen	0	Improvements 147,189	127,868		14,066	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-93.00	TIF Project ID	0	Total Value 212,314	162,765		17,905	Total Taxable	16,905	1,813.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax																																														
Remove Cap	2006	Land Value 65,125	34,897	11%	3,839	Assessed	17,905	1,905.84																																														
Year Frozen	0	Improvements 147,189	127,868		14,066	Penalty	0																																															
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-93.00																																														
TIF Project ID	0	Total Value 212,314	162,765		17,905	Total Taxable	16,905	1,813.00																																														
Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660011943	WELSH, JERRY G &	8	198,809	1000	16,383	1,758.00																																															
2024	2024-660011943	WELSH, JERRY G &	8	213,097	1000	15,876	1,703.00																																															
2023	2023-660011943	WELSH, JERRY G &	8	148,955	1000	15,385	1,639.00																																															
2022	2022-660011943	WELSH, JERRY G &	8	145,602	1000	15,016	1,609.00																																															
2021	2021-660011943	WELSH, JERRY G &	8	145,150	1000	14,967	1,539.00																																															
2020	2020-660011943	WELSH, JERRY G &	8	143,088	1000	14,690	1,565.00																																															
2019	2019-660011943	WELSH, JERRY G &	8	138,484	1000	14,233	1,533.00																																															
2018	2018-660011943	WELSH, JERRY G &	8	143,420	1000	14,594	1,569.00																																															
2017	2017-660011943	WELSH, JERRY G &	8	142,390	1000	14,140	1,495.00																																															
2016	2016-660011943	WELSH, JERRY G &	8	139,251	1000	13,699	1,491.00																																															
2015	2015-660011943	WELSH, JERRY G &	8	136,665	1000	13,271	1,379.00																																															
2014	2014-660011943	WELSH, JERRY G &	8	137,748	1000	12,856	1,355.00																																															
2013	2013-660011943	WELSH, JERRY G &	8	128,623	1000	12,452	1,294.00																																															



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:20:25
Page 2

Lot Data	Square-Foot - NBHD 1019 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.206 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 52,534.00 x 1.24 = 65,125 Factor Value Adjustments 1.0000 Lot Value 65,125		

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	1,488 / 1,488
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,488
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	530 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

\\tsclient\C\Users\Randy Necessary\Pictures\101_0721\IMG_0103. 7/25/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	189,844	127.58	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	2,570		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.14	Total Misc Impr	+ 7,512				
Roofing Adj	+ 4.52	Garage Cost	+ 14,368				
Subfloor Adj	+ -1.16	Total RCN	= 217,463				
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 95,684				
Plumbing Adj	+ 9.47	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 121,779				
Adj Base Cost	= 131.44	Lot Value	+ 65,125				
Total Area	x 1,488	Indicated Value	= 186,904				
Adjusted Cost	= 195,583	Value Per SqFt	125.61				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	121,779		
Lot Value	65,125		
Indicated Value	186,904	125.61	Per SqFt
Agland Value			
Site Improvements	25,410		
Total Value	212,314	142.68	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	28714		47	47	24.12		1,134
PATO	SLAB PORCH - OPEN	28715	12x10		120	10.68		1,282



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:20:25
Page 4

660011943

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (30.25 x 1,200)		36,300	36,300	10,890	25,410
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 2	Year	Eff Age	2026	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					