



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:19:41
 Page 1

| Assessment Data | | | | | Primary Image | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|------------------|----------------------|----------------|------------------|--|----------------------|-------------|--------------|-------------|--------|-------------|-----------|--------|-------------|----------|-----------|--------|-------------|------------|------|-------------------|--------|-----|-------|----------|--------|----------|-------------|---|----------------------|---------|--|--------|---------|---|--|----------------|---|---------------|---|--|---|-----------|---|------|----------------|---|---------------------|---------|--|--------|---------------|--------|----------|
| Account 660013860 Parcel ID 000000-00-0-00933-004-0012 Cadastral ID 14-21-15-03170 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 308454 WALSH, JOHN B 8383 E WINCHESTER AVE CLAREMORE OK 74019-0000 Parcel Location Situs 08383 E WINCHESTER AVE Subdivision WINCHESTER HEIGHTS Lot/Block 0012 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 14 / 21 / 15 / 5 Neighborhood 1209 - R-V03,3-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS | | | | | <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0727\IMG_0050. 7/28/2022</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.29780911 -95.68083492 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LOT 12 BLOCK 4 WINCHESTER 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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exemptions | | | | | Sale History | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 2282/80 | SEC OF HUD | 10/24/2012 | 0 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 2260/706 | GRAVES, JULIE S | 06/11/2012 | 0 | 10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 2118/211 | QUELLAR, KELLY & | 06/24/2010 | 135,000 | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 1389/611 | WILLSON, PAUL A & | 06/28/2002 | 106,500 | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 1121/744 | KUYKENDALL, ERIC R & | 06/30/1998 | 86,000 | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 1005/460 | ELMER, JOHN & | 10/19/1995 | 77,500 | 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>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2013</td> <td>Land Value 83,415</td> <td>37,688</td> <td>11%</td> <td>4,146</td> <td>Assessed</td> <td>16,732</td> <td>1,546.54</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 116,121</td> <td>114,417</td> <td></td> <td>12,586</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>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 199,536</td> <td>152,105</td> <td></td> <td>16,732</td> <td>Total Taxable</td> <td>16,732</td> <td>1,547.00</td> </tr> </tbody> </table> | | | | | Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 92.430 | Current Tax | Remove Cap | 2013 | Land Value 83,415 | 37,688 | 11% | 4,146 | Assessed | 16,732 | 1,546.54 | Year Frozen | 0 | Improvements 116,121 | 114,417 | | 12,586 | Penalty | 0 | | Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 0 | 0.00 | TIF Project ID | 0 | Total Value 199,536 | 152,105 | | 16,732 | Total Taxable | 16,732 | 1,547.00 |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 92.430 | Current Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Remove Cap | 2013 | Land Value 83,415 | 37,688 | 11% | 4,146 | Assessed | 16,732 | 1,546.54 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Frozen | 0 | Improvements 116,121 | 114,417 | | 12,586 | Penalty | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 0 | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | Total Value 199,536 | 152,105 | | 16,732 | Total Taxable | 16,732 | 1,547.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2025 | 2025-660013860 | WALSH, JOHN B | 18 | 197,639 | 0 | 15,935 | 1,473.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 | 2024-660013860 | WALSH, JOHN B | 18 | 188,275 | 0 | 15,176 | 1,403.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2023 | 2023-660013860 | WALSH, JOHN B | 18 | 131,395 | 0 | 14,453 | 1,324.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022 | 2022-660013860 | WALSH, JOHN B | 18 | 129,800 | 0 | 14,278 | 1,322.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021 | 2021-660013860 | WALSH, JOHN B | 18 | 134,004 | 0 | 14,740 | 1,302.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2020 | 2020-660013860 | WALSH, JOHN B | 18 | 132,033 | 0 | 14,524 | 1,330.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2019 | 2019-660013860 | WALSH, JOHN B | 18 | 128,747 | 0 | 14,162 | 1,312.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2018 | 2018-660013860 | WALSH, JOHN B | 18 | 133,554 | 0 | 14,691 | 1,357.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2017 | 2017-660013860 | WALSH, JOHN B | 18 | 132,555 | 0 | 14,581 | 1,338.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2016 | 2016-660013860 | WALSH, JOHN B | 18 | 129,464 | 0 | 14,241 | 1,335.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2015 | 2015-660013860 | WALSH, JOHN B | 18 | 127,789 | 0 | 14,057 | 1,266.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2014 | 2014-660013860 | WALSH, JOHN B | 18 | 136,974 | 0 | 15,067 | 1,397.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2013 | 2013-660013860 | WALSH, JOHN B | 18 | 130,929 | 0 | 14,402 | 1,318.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



Rogers

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Date 04/16/2026
 Time 22:19:42
 Page 2

| Lot Data | | Square-Foot - NBHD 1209 #1 | |
|-----------------|---------------------------|----------------------------|--|
| Lot Size | | | |
| Lot Count | | | |
| Units Buildable | 1 | | |
| Non-Ag Acres | 1.17 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | LAND QUALITY | 0 | |
| | | 0 | |
| Method | Square-Foot | | |
| Base Lot Value | 50,966.00 x 1.64 = 83,415 | | |
| Factor Value | | | |
| Adjustments | 1.0000 | | |
| Lot Value | 83,415 | | |



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| Residential Data | |
|------------------|---|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 2.5 - Fair |
| Architecture | |
| Style | 100% 1 1/2 Story Finished |
| Exterior Wall | 30% Veneer, Masonry 70% Frame, Siding, Wood |
| Base/Total Area | 960 / 1,562 |
| Style | 100% 1 1/2 Story Finished |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 960 |
| Fixture/RghIn | 11 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | 380 Attached Garage - Unfinished |
| Remodel | |
| Year/Eff Age | 1985 / 31 |

GRM Approach

| | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

Multiple Regression

| | |
|-----------------|-------------------------|
| MRA Code | 1 Test |
| Adusted R | 0.8445 |
| Indicated Value | 161,397 103.33 Per SqFt |

Direct Comparables

| | |
|------------------|--------------------|
| Selection Model | A Adam Test |
| Adjustment Model | 1 2022 Residential |
| Comparables | 6 |
| Indicated Value | 216,070 Per SqFt |

Value Reconciliation

| | |
|-------------------|-------------------------------------|
| Selected Approach | Cost Approach |
| Improvements | 116,121 |
| Lot Value | 83,415 |
| Indicated Value | 199,536 127.74 Per SqFt |
| Agland Value | |
| Site Improvements | |
| Total Value | 199,536 127.74 Total Value Per SqFt |

| Cost Approach | | Manual : 01/2025 | |
|---------------|-----------|---------------------|-----------|
| Base Cost | 90.54 | Total Misc Impr | + 8,584 |
| Roofing Adj | + 3.10 | Garage Cost | + 11,256 |
| Subfloor Adj | + -0.82 | Total RCN | = 196,815 |
| Heat/Cool Adj | + 11.47 | Depreciation (41%) | - 80,694 |
| Plumbing Adj | + 9.01 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 116,121 |
| Adj Base Cost | = 113.30 | Lot Value | + 83,415 |
| Total Area | x 1,562 | Indicated Value | = 199,536 |
| Adjusted Cost | = 176,975 | Value Per SqFt | 127.74 |

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 | 33253 | 23x4 | | 92 | 23.98 | | 2,206 |
| PATO | SLAB PORCH - OPEN | 33254 | 12x10 | | 120 | 10.68 | | 1,282 |



Rogers

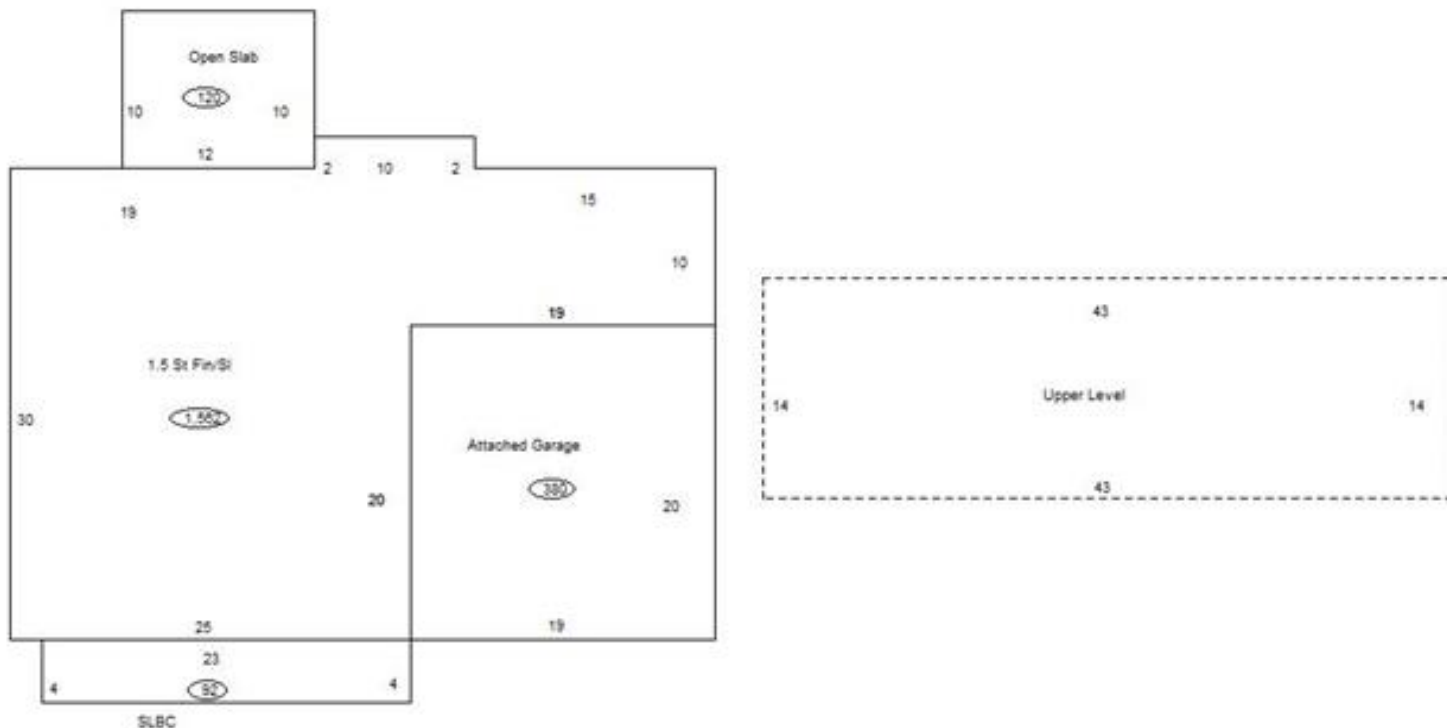
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Date 04/16/2026
 Time 22:19:42
 Page 3

Sketch Image

660013860



Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|-----------------|-----------|------------|------------|
| 1 | R | 5 | Slab | 10 | 1.5 St Fin/SI | 960 | 1.627 | 1,562 |
| 2 | G | 1 | | 10 | Attached Garage | 380 | 1.000 | 380 |
| 3 | M | PRCH | | 10 | SLBC | 92 | 1.000 | 92 |
| 4 | M | PATO | | 10 | Open Slab | 120 | 1.000 | 120 |
| 5 | U | ^UL | Overhang | 10 | Upper Level | 602 | 1.000 | 602 |
| Total Building Area | | | | | | 960 | | 1,562 |