




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:28:35
Page 1

Assessment Data					Primary Image				
Account	660029405				 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0708\IMG_0063. 7/11/2022</p>				
Parcel ID	000000-00-0-00027-001-0001								
Cadastral ID	34-21-15-03970								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	4						
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	106494								
WELCH, WAYNE A									
7025 E HEATHER DR CLAREMORE OK 74019-0000									
Parcel Location									
Situs	07025 HEATHER DR								
Subdivision	BATTENFIELD ACRES 4								
Lot/Block	0001 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	34 / 21 / 15 / 5								
Neighborhood	1122 - R-V04-SE VERDIGRIS								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.26006313 -95.70410434									
Building Permits									
LOT 1 BLOCK 1 BATTENFIELD ACRES 4									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	0	Land Value	74,355	47,055	11%	5,176	Assessed	14,908	1,552.40
Year Frozen	2014	Improvements	139,812	88,479		9,732	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00
TIF Project ID	0	Total Value	214,167	135,534		14,908	Total Taxable	13,908	1,465.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660029405	WELCH, WAYNE A	4	209,465	1000	13,908	1,465.00		
2024	2024-660029405	WELCH, WAYNE A	4	218,152	1000	13,908	1,344.00		
2023	2023-660029405	WELCH, WAYNE A	4	164,997	1000	13,909	1,324.00		
2022	2022-660029405	WELCH, WAYNE A	4	145,871	1000	13,909	1,348.00		
2021	2021-660029405	WELCH, WAYNE A	4	153,078	1000	13,909	1,312.00		
2020	2020-660029405	WELCH, WAYNE A	4	154,084	1000	13,909	1,315.00		
2019	2019-660029405	WELCH, WAYNE A	4	146,820	1000	13,908	1,335.00		
2018	2018-660029405	WELCH, WAYNE A	4	151,356	1000	13,909	1,336.00		
2017	2017-660029405	WELCH, WAYNE A	4	150,114	1000	13,909	1,340.00		
2016	2016-660029405	WELCH, WAYNE A	4	146,472	1000	13,909	1,344.00		
2015	2015-660029405	WELCH, WAYNE A	4	145,121	1000	13,909	1,354.00		
2014	2014-660029405	WELCH, WAYNE A	4	147,938	1000	13,908	1,282.00		
2013	2013-660029405	WELCH, WAYNE A	4	142,140	1000	13,475	1,286.00		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:28:35
Page 2

Lot Data	Square-Foot - NBHD 1122 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0082	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	43,916.00 x 1.69 = 74,355	
Factor Value		
Adjustments	1.0000	
Lot Value	74,355	

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	1,760 / 1,760
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	456 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

Cost Approach		Manual : 01/2025	
Base Cost	103.43	Total Misc Impr	+ 13,331
Roofing Adj	+ 4.38	Garage Cost	+ 12,814
Subfloor Adj	+ 1.15	Total RCN	= 252,182
Heat/Cool Adj	+ 11.47	Depreciation (45%)	- 113,482
Plumbing Adj	+ 8.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 138,700
Adj Base Cost	= 128.43	Lot Value	+ 74,355
Total Area	x 1,760	Indicated Value	= 213,055
Adjusted Cost	= 226,037	Value Per SqFt	121.05

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	174,685 99.25 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	244,550 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	138,700
Lot Value	74,355
Indicated Value	213,055 121.05 Per SqFt
Agland Value	
Site Improvements	1,112
Total Value	214,167 121.69 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	70399	15x12		180	23.64		4,255
PRCH	SLAB PORCH - COVERED	70400	168		168	23.69		3,980



Rogers

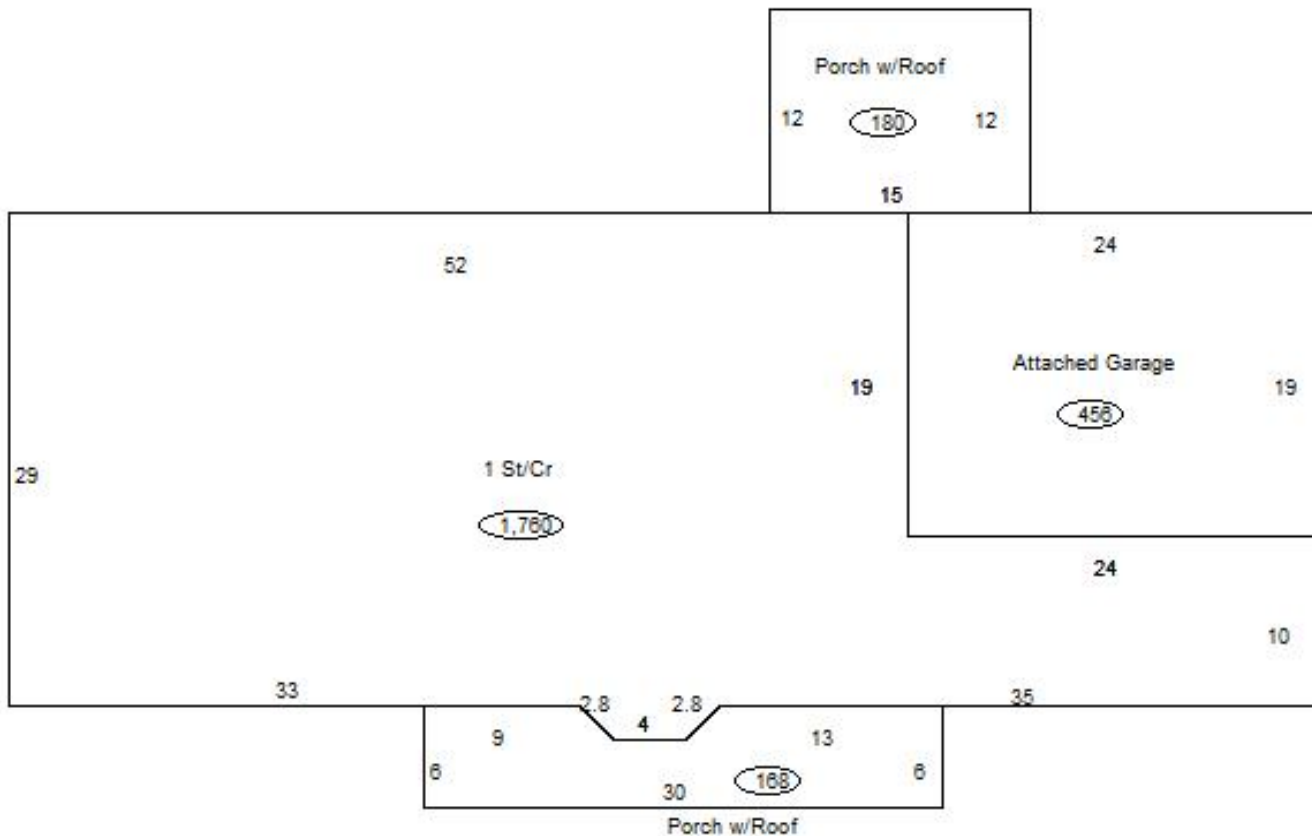
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:28:35
 Page 3

Sketch Image

660029405



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,760	1.000	1,760
2	G	1		13	Attached Garage	456	1.000	456
3	M	PRCH		13	SLBC	180	1.000	180
4	M	PRCH		13	SLBC	168	1.000	168
Total Building Area						1,760		1,760



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:28:35
Page 4

660029405

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STA	STG AVG				264
	Qual	3	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
		Base Cost (7.02 x 264)	1,853		1,853	741
						1,112