



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660031723 Parcel ID 000000-00-0-00078-006-0004 Cadastral ID 36-21-15-10670 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRIS Name ID 326998 WELKER, RACHEAL L 9442 E SPRUCEWOOD DR CLAREMORE OK 74019-0000 Parcel Location Situs 09442 E SPRUCEWOOD AVE Subdivision BRIDGEPORT II Lot/Block 0004 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-07-13\IMG_0036.JPG 7/13/2022</p>														
Legal Description Lat/Long: 36.25290843 -95.66186837																			
LOT 4 BLOCK 6 BRIDGEPORT 2					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 colspan="5"> </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	/	DAKE PROPERTIES INC	03/07/2019	127,000	YES										
					/	FUGATE, ROCKY A	11/26/2018	74,000	10										
					2707/813	FUGATE, ROCKY A &	11/14/2007	0	4										
					1397/84	STINNETT, CYNTHIA L &	08/08/2002	86,000	YES										
					1072/334	VREELAND, FRANK &	07/03/1997	65,500	Yes										
					1065/821	HILLCREST PROPERTIES, INC	05/16/1997	7,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	2020		Land Value 35,200	27,804	11%	3,058	Assessed	16,713	1,740.36										
Year Frozen	0		Improvements 127,412	124,138		13,655	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-87.00										
TIF Project ID	0		Total Value 162,612	151,942		16,713	Total Taxable	15,713	1,653.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660031723	WELKER, RACHEAL L			80	162,822	1000	15,227	1,603.00										
2024	2024-660031723	WELKER, RACHEAL L			80	167,541	1000	14,754	1,424.00										
2023	2023-660031723	WELKER, RACHEAL L			80	149,184	1000	14,296	1,360.00										
2022	2022-660031723	WELKER, RACHEAL L			80	143,134	1000	13,850	1,341.00										
2021	2021-660031723	WELKER, RACHEAL L			80	135,481	1000	13,418	1,267.00										
2020	2020-660031723	WELKER, RACHEAL L			80	127,251	1000	12,998	1,229.00										
2019	2019-660031723	WELKER, RACHEAL L			80	107,493	0	11,824	1,126.00										
2018	2018-660031723	FUGATE, ROCKY A			80	113,993	0	12,539	1,195.00										
2017	2017-660031723	FUGATE, ROCKY A &			80	113,081	0	12,439	1,188.00										
2016	2016-660031723	FUGATE, ROCKY A &			80	110,333	0	12,137	1,163.00										
2015	2015-660031723	FUGATE, ROCKY A &			80	108,079	0	11,889	1,148.00										
2014	2014-660031723	FUGATE, ROCKY A &			80	108,934	0	11,983	1,095.00										
2013	2013-660031723	FUGATE, ROCKY A &			80	108,921	0	11,981	1,134.00										



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size			
Lot Count			
Units Buildable	9500		
Non-Ag Acres	0.1358		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	5,916.00 x 5.95 = 35,200		
Factor Value			
Adjustments	1.0000		
Lot Value	35,200		



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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	1,110 / 1,110
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,110
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	456 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1997 / 22

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	153,570	138.35	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	156,600 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	115.52	Total Misc Impr	+ 7,587				
Roofing Adj	+ 4.88	Garage Cost	+ 12,814				
Subfloor Adj	+ -1.27	Total RCN	= 179,453				
Heat/Cool Adj	+ 11.47	Depreciation (29%)	- 52,041				
Plumbing Adj	+ 12.69	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 127,412				
Adj Base Cost	= 143.29	Lot Value	+ 35,200				
Total Area	x 1,110	Indicated Value	= 162,612				
Adjusted Cost	= 159,052	Value Per SqFt	146.50				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	127,412		
Lot Value	35,200		
Indicated Value	162,612	146.50	Per SqFt
Agland Value			
Site Improvements			
Total Value	162,612	146.50	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	75659	30x6		180	23.64		4,255
PRCH	SLAB PORCH - COVERED	75660	14x10		140	23.80		3,332



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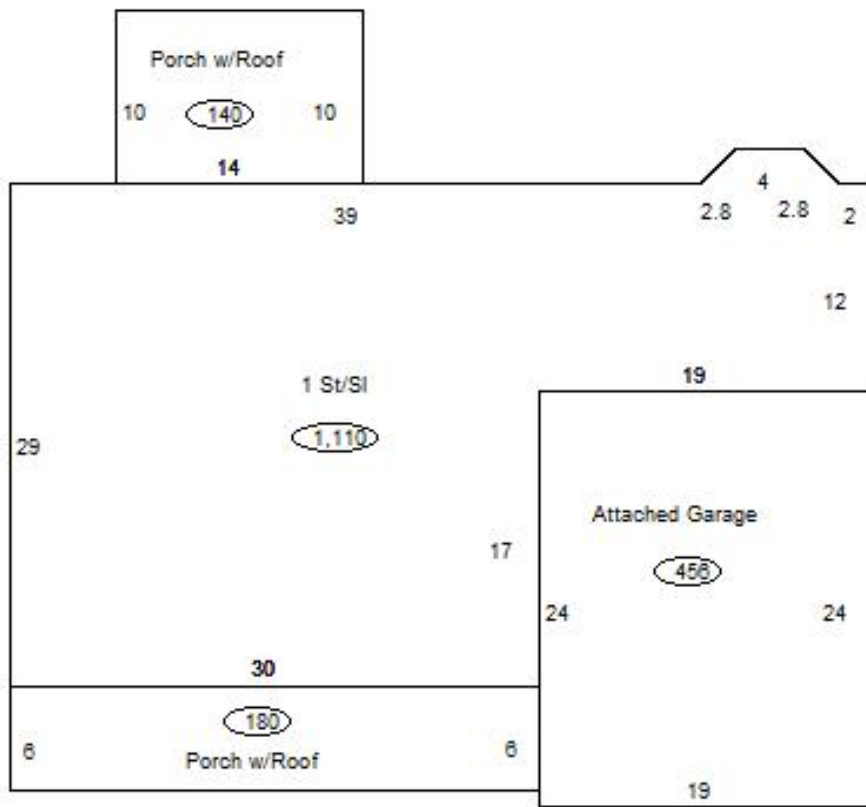
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,110	1.000	1,110
2	G	1	Slab	13	Attached Garage	456	1.000	456
3	M	PRCH		13	SLBC	180	1.000	180
4	M	PRCH		13	SLBC	140	1.000	140
Total Building Area						1,110		1,110