



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 660067791 Parcel ID 21N15E-35-1-00000-000-0000 Cadastral ID 35-21-15-00760 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 342490 WELSH, MARVIN N & BRENDA L REVOCABLE TRUST 24012 S 4120 RD CLAREMORE OK 74019-0000 Parcel Location Situs 24012 S 4120 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 35 / 21 / 15 / 1 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.26348246 -95.67092675																																																																																																																									
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,302 / 2,302
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,302
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1999 / 20



\\tsclient\C\Users\Randy Necessary\Pictures\101_0713\IMG_0028. 7/14/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	109.82	Total Misc Impr	+ 21,563				
Roofing Adj	+ 6.15	Garage Cost	+ 20,766				
Subfloor Adj	+ -3.40	Total RCN	= 357,151				
Heat/Cool Adj	+ 14.47	Depreciation (23%)	- 82,145				
Plumbing Adj	+ 9.72	Lump Sums	+ 4,309				
Basement Adj	+ 0.00	RCNLD	= 279,315				
Adj Base Cost	= 136.76	Lot Value	+ 279,315				
Total Area	x 2,302	Indicated Value	= 279,315				
Adjusted Cost	= 314,822	Value Per SqFt	121.34				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	279,315		
Lot Value			
Indicated Value	279,315	121.34	Per SqFt
Agland Value	897		
Site Improvements	43,857		
Total Value	324,069	140.78	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	82405		320	320	28.41		9,091
PRCH	SLAB PORCH - COVERED	82406		30x7	210	28.77		6,042
WODO	WOOD DECK - OPEN	82407		30x10	300	19.15	25%	4,309



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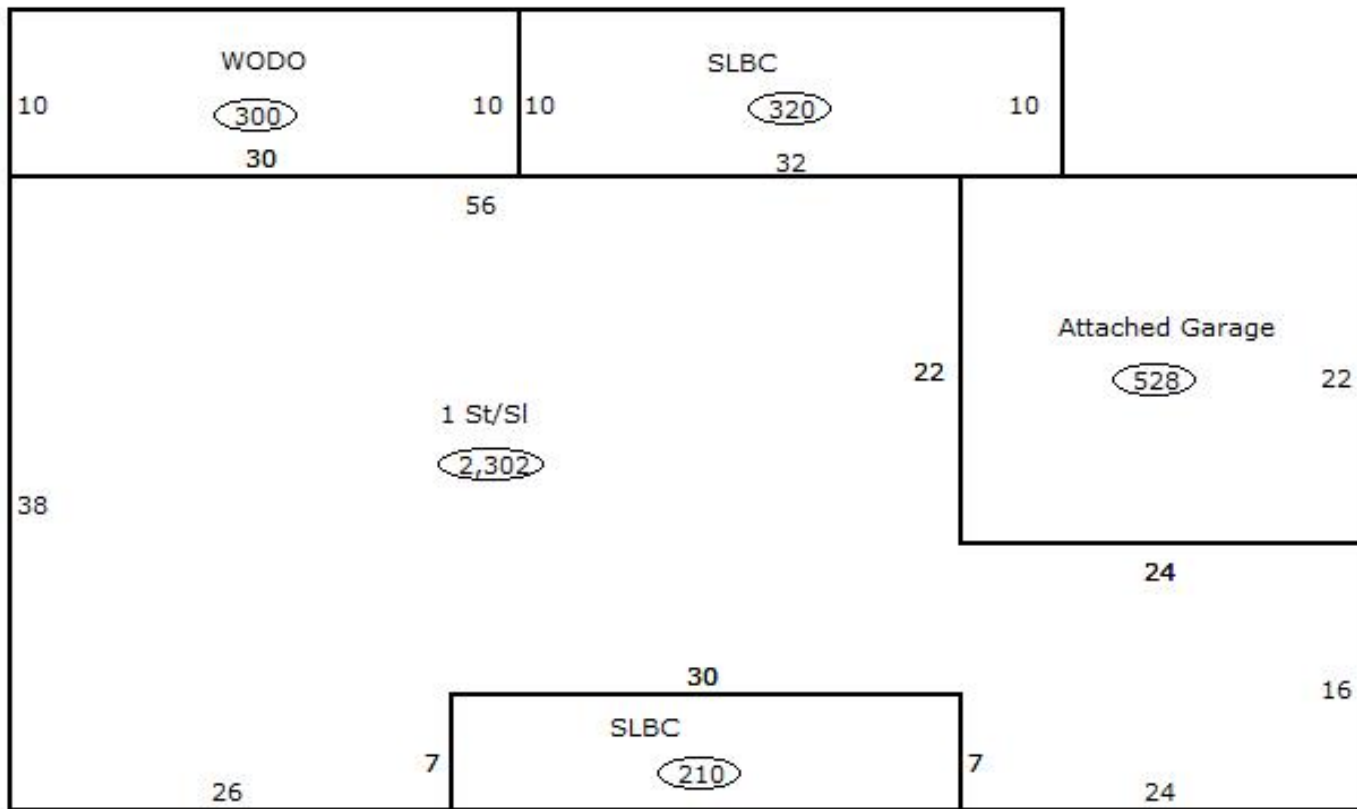
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Sketch Image

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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	2,302	1.000	2,302
2	G	1	Slab	13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	320	1.000	320
4	M	PRCH		13	SLBC	210	1.000	210
5	M	WODO		13	WODO	300	1.000	300
Total Building Area						2,302		2,302



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LT	LEAN-TO	24x40x0			960	
	Qual	3	Cond 3	Year	2018	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 960)		2,803		2,803	2,803	
	BARN	BARN	0x0x0			576	
	Qual	3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 576)		6,036		6,036	1,207	4,829
	UTIL	SHOP BUILDING	0x0x0			1,800	
	Qual	3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (28.75 x 1,800)		51,750		51,750	15,525	36,225



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			8.710	92	92	800	800
FOTE	Invalid Soil Code	TMBR	0			.190	0	0	0	0
RS	ROUGH STONY LAND	TMBR	20			.290	36	36	10	10
TMBR Totals						9.190			810	810
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			.810	108	108	87	87
NTV PST Totals						0.810			87	87
Total Agland						10.000			897	897