



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:06:26
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000414 Parcel ID 000000-00-0-00645-003-0001 Cadastral ID 01-21-14-00870 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 136084 WELLS, JOHN D 17903 LAKEVIEW RD COLLINSVILLE OK 74021-0000 Parcel Location Situs 17903 LAKEVIEW RD Subdivision RANCH VIEW LAKE ESTS Lot/Block 0001 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 21 / 14 / 5 Neighborhood 1014 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-3-29\IMG_000: 3/30/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.33354864 -95.77138559 LOT 1 BLOCK 3 RANCH VIEW LAKE EST.																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Number	Description	Opened	Closed	Amount																																																																																																																					
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>108.538</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 72,268</td> <td>49,160</td> <td>11%</td> <td>5,408</td> <td>Assessed</td> <td>14,013</td> <td>1,520.94</td> </tr> <tr> <td>Year Frozen</td> <td>2023</td> <td>Improvements 114,991</td> <td>78,221</td> <td></td> <td>8,605</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>-98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 187,259</td> <td>127,381</td> <td></td> <td>14,013</td> <td>Total Taxable</td> <td>13,013</td> <td>1,423.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	0	Land Value 72,268	49,160	11%	5,408	Assessed	14,013	1,520.94	Year Frozen	2023	Improvements 114,991	78,221		8,605	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value 187,259	127,381		14,013	Total Taxable	13,013	1,423.00	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>860/252</td> <td></td> <td></td> <td></td> <td>0 No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	860/252				0 No																																																									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																																																																																																																	
Remove Cap	0	Land Value 72,268	49,160	11%	5,408	Assessed	14,013	1,520.94																																																																																																																	
Year Frozen	2023	Improvements 114,991	78,221		8,605	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00																																																																																																																	
TIF Project ID	0	Total Value 187,259	127,381		14,013	Total Taxable	13,013	1,423.00																																																																																																																	
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
860/252				0 No																																																																																																																					
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660000414</td><td>WELLS, JOHN D</td><td>7</td><td>181,810</td><td>1000</td><td>13,013</td><td>1,423.00</td></tr> <tr><td>2024</td><td>2024-660000414</td><td>WELLS, JOHN D</td><td>7</td><td>282,210</td><td>1000</td><td>13,012</td><td>1,450.00</td></tr> <tr><td>2023</td><td>2023-660000414</td><td>WELLS, JOHN D</td><td>7</td><td>139,561</td><td>1000</td><td>13,012</td><td>1,419.00</td></tr> <tr><td>2022</td><td>2022-660000414</td><td>WELLS, JOHN D</td><td>7</td><td>138,609</td><td>1000</td><td>12,207</td><td>1,385.00</td></tr> <tr><td>2021</td><td>2021-660000414</td><td>WELLS, JOHN D</td><td>7</td><td>147,208</td><td>1000</td><td>11,823</td><td>1,327.00</td></tr> <tr><td>2020</td><td>2020-660000414</td><td>WELLS, JOHN D</td><td>7</td><td>145,212</td><td>1000</td><td>11,450</td><td>1,284.00</td></tr> <tr><td>2019</td><td>2019-660000414</td><td>WELLS, JOHN D</td><td>7</td><td>140,472</td><td>1000</td><td>11,087</td><td>1,245.00</td></tr> <tr><td>2018</td><td>2018-660000414</td><td>WELLS, JOHN D</td><td>7</td><td>145,841</td><td>1000</td><td>10,735</td><td>1,167.00</td></tr> <tr><td>2017</td><td>2017-660000414</td><td>WELLS, JOHN D</td><td>7</td><td>144,772</td><td>1000</td><td>10,394</td><td>1,141.00</td></tr> <tr><td>2016</td><td>2016-660000414</td><td>WELLS, JOHN D</td><td>7</td><td>141,698</td><td>1000</td><td>10,061</td><td>1,105.00</td></tr> <tr><td>2015</td><td>2015-660000414</td><td>WELLS, JOHN D</td><td>7</td><td>139,933</td><td>1000</td><td>9,739</td><td>1,077.00</td></tr> <tr><td>2014</td><td>2014-660000414</td><td>WELLS, JOHN D</td><td>7</td><td>140,893</td><td>1000</td><td>9,427</td><td>1,051.00</td></tr> <tr><td>2013</td><td>2013-660000414</td><td>WELLS, JOHN D</td><td>7</td><td>135,261</td><td>1000</td><td>9,123</td><td>1,000.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660000414	WELLS, JOHN D	7	181,810	1000	13,013	1,423.00	2024	2024-660000414	WELLS, JOHN D	7	282,210	1000	13,012	1,450.00	2023	2023-660000414	WELLS, JOHN D	7	139,561	1000	13,012	1,419.00	2022	2022-660000414	WELLS, JOHN D	7	138,609	1000	12,207	1,385.00	2021	2021-660000414	WELLS, JOHN D	7	147,208	1000	11,823	1,327.00	2020	2020-660000414	WELLS, JOHN D	7	145,212	1000	11,450	1,284.00	2019	2019-660000414	WELLS, JOHN D	7	140,472	1000	11,087	1,245.00	2018	2018-660000414	WELLS, JOHN D	7	145,841	1000	10,735	1,167.00	2017	2017-660000414	WELLS, JOHN D	7	144,772	1000	10,394	1,141.00	2016	2016-660000414	WELLS, JOHN D	7	141,698	1000	10,061	1,105.00	2015	2015-660000414	WELLS, JOHN D	7	139,933	1000	9,739	1,077.00	2014	2014-660000414	WELLS, JOHN D	7	140,893	1000	9,427	1,051.00	2013	2013-660000414	WELLS, JOHN D	7	135,261	1000	9,123	1,000.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660000414	WELLS, JOHN D	7	181,810	1000	13,013	1,423.00																																																																																																																		
2024	2024-660000414	WELLS, JOHN D	7	282,210	1000	13,012	1,450.00																																																																																																																		
2023	2023-660000414	WELLS, JOHN D	7	139,561	1000	13,012	1,419.00																																																																																																																		
2022	2022-660000414	WELLS, JOHN D	7	138,609	1000	12,207	1,385.00																																																																																																																		
2021	2021-660000414	WELLS, JOHN D	7	147,208	1000	11,823	1,327.00																																																																																																																		
2020	2020-660000414	WELLS, JOHN D	7	145,212	1000	11,450	1,284.00																																																																																																																		
2019	2019-660000414	WELLS, JOHN D	7	140,472	1000	11,087	1,245.00																																																																																																																		
2018	2018-660000414	WELLS, JOHN D	7	145,841	1000	10,735	1,167.00																																																																																																																		
2017	2017-660000414	WELLS, JOHN D	7	144,772	1000	10,394	1,141.00																																																																																																																		
2016	2016-660000414	WELLS, JOHN D	7	141,698	1000	10,061	1,105.00																																																																																																																		
2015	2015-660000414	WELLS, JOHN D	7	139,933	1000	9,739	1,077.00																																																																																																																		
2014	2014-660000414	WELLS, JOHN D	7	140,893	1000	9,427	1,051.00																																																																																																																		
2013	2013-660000414	WELLS, JOHN D	7	135,261	1000	9,123	1,000.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:06:26
 Page 2

Lot Data	Square-Foot - NBHD 1014 #1	Primary Image
Lot Size Lot Count Units Buildable 2.21 Non-Ag Acres 2.2066 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 96,121.00 x .75 = 72,268 Factor Value Adjustments 1.0000 Lot Value 72,268		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Stone 60% Frame, Siding, Wood
Base/Total Area	1,088 / 1,472
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,088
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	768 Built-In Garage
Remodel	
Year/Eff Age	1979 / 35



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-3-29\IMG_000: 3/30/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	186,534	126.72	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	232,530 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	89.26	Total Misc Impr	+ 5,096				
Roofing Adj	+ 3.41	Garage Cost	+ 16,819				
Subfloor Adj	+ -0.90	Total RCN	= 191,592				
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 84,300				
Plumbing Adj	+ 12.03	Lump Sums	+ 5,888				
Basement Adj	+ 0.00	RCNLD	= 113,180				
Adj Base Cost	= 115.27	Lot Value	+ 72,268				
Total Area	x 1,472	Indicated Value	= 185,448				
Adjusted Cost	= 169,677	Value Per SqFt	125.98				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	113,180		
Lot Value	72,268		
Indicated Value	185,448	125.98	Per SqFt
Agland Value			
Site Improvements	1,811		
Total Value	187,259	127.21	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
WODO	WOOD DECK - OPEN	1351		736	736	16.00	50%	5,888



Rogers

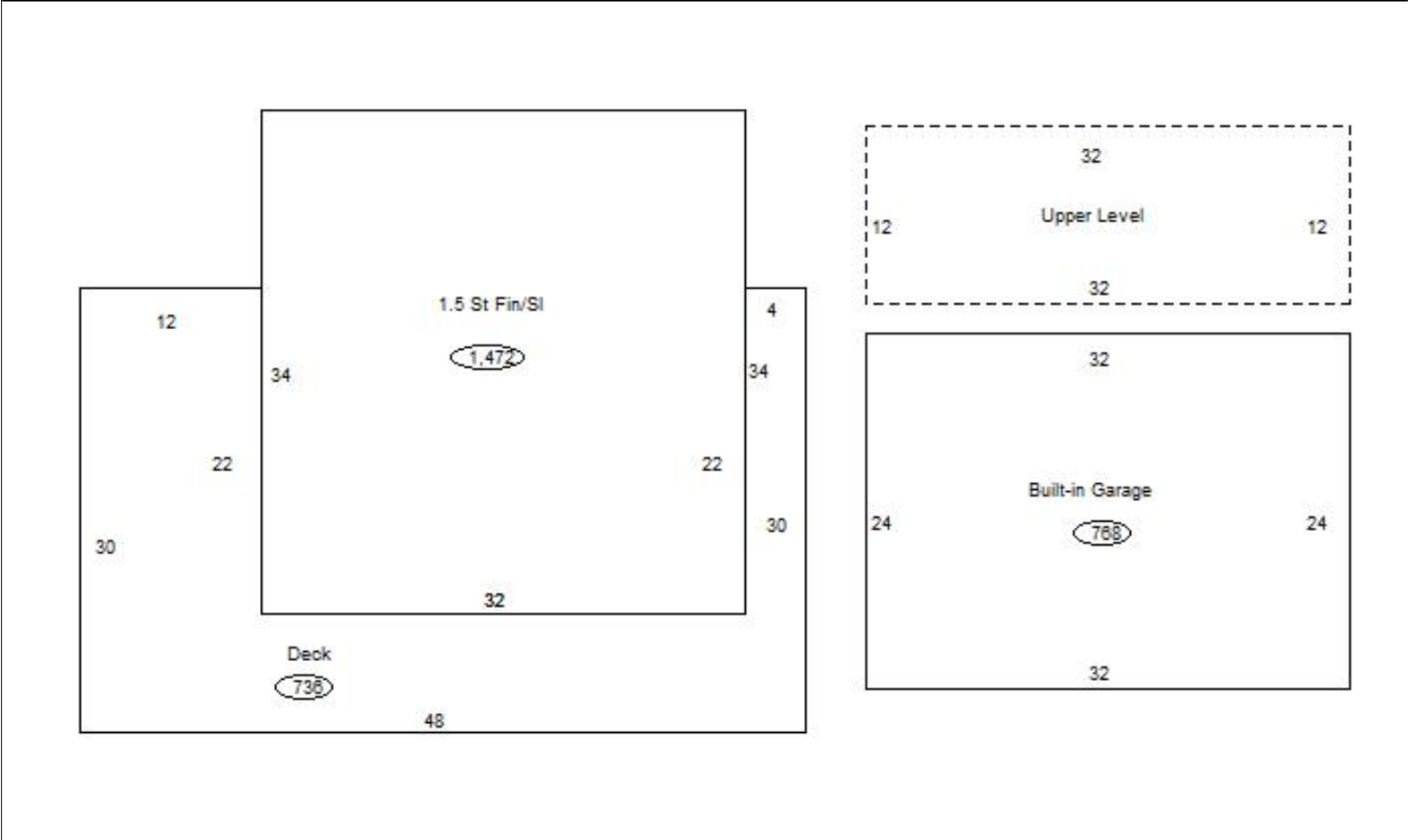
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:06:26
 Page 3

Sketch Image

660000414



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,088	1.353	1,472
2	M	WODO		13	WODO	736	1.000	736
3	G	8		13	Built-in Garage	768	1.000	768
4	U	^UL	Overhang	13	Upper Level	384	1.000	384
Total Building Area						1,088		1,472



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:06:26
 Page 4

660000414

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			864
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (10.48 x 864)		9,055		9,055	7,244	1,811