



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:58:07
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001272 Parcel ID 000000-00-0-00495-001-0003 Cadastral ID 02-20-16-02720 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 323501 WELLS, HEATHER JEAN 14074 E 530 RD CLAREMORE OK 74019-0000 Parcel Location Situs 14074 E 530 RD Subdivision MEADOWRANCH Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 16 / 5 Neighborhood 1127 - R-V01,3,4-SE JUSTUS School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-2\IMG_ 9/2/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.24899246 -95.58157067 LOT 3 BLOCK 1 MEADOWRANCH																																																																																																																									
Exemptions					Building Permits																																																																																																																				
<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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<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																																																																																																																					
Number	Description	Opened	Closed	Amount																																																																																																																					
<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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						Sale History																																																																																																										
Code	Type	Active	Maximum	Exemption																																																																																																																					
<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>2683/30</td> <td>RADER, KELLI D</td> <td>12/22/2017</td> <td>167,500</td> <td>YES</td> </tr> <tr> <td>1823/179</td> <td>MILLER, TIMOTHY B &-GRETCHEN</td> <td>11/09/2006</td> <td>150,000</td> <td>YES</td> </tr> <tr> <td>1143/292</td> <td>JINKENS, ROBERT E JR &</td> <td>11/17/1998</td> <td>117,500</td> <td>Yes</td> </tr> <tr> <td>1008/902</td> <td>DAVIE, ROBERT W JR &</td> <td>11/28/1995</td> <td>102,500</td> <td>Yes</td> </tr> <tr> <td>919/744</td> <td>WELLS, LYLE</td> <td>06/24/1993</td> <td>10,000</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2683/30	RADER, KELLI D	12/22/2017	167,500	YES	1823/179	MILLER, TIMOTHY B &-GRETCHEN	11/09/2006	150,000	YES	1143/292	JINKENS, ROBERT E JR &	11/17/1998	117,500	Yes	1008/902	DAVIE, ROBERT W JR &	11/28/1995	102,500	Yes	919/744	WELLS, LYLE	06/24/1993	10,000	No																																																																																							
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
2683/30	RADER, KELLI D	12/22/2017	167,500	YES																																																																																																																					
1823/179	MILLER, TIMOTHY B &-GRETCHEN	11/09/2006	150,000	YES																																																																																																																					
1143/292	JINKENS, ROBERT E JR &	11/17/1998	117,500	Yes																																																																																																																					
1008/902	DAVIE, ROBERT W JR &	11/28/1995	102,500	Yes																																																																																																																					
919/744	WELLS, LYLE	06/24/1993	10,000	No																																																																																																																					
Parcel Valuation																																																																																																																									
<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2018</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> </tr> </tbody> </table>		Source	REAL	Remove Cap	2018	Year Frozen	0	Uncapped Value	0	TIF Project ID	0	<table border="1"> <thead> <tr> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> </tr> </thead> <tbody> <tr> <td>Land Value 59,742</td> <td>59,742</td> <td>11%</td> <td>6,572</td> </tr> <tr> <td>Improvements 139,985</td> <td>139,985</td> <td></td> <td>15,398</td> </tr> <tr> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> </tr> <tr> <td>Total Value 199,727</td> <td>199,727</td> <td></td> <td>21,970</td> </tr> </tbody> </table>			Fair Cash	Capped	Asmnt Level	Assessed	Land Value 59,742	59,742	11%	6,572	Improvements 139,985	139,985		15,398	Mobile Home 0	0		0	Total Value 199,727	199,727		21,970	<table border="1"> <thead> <tr> <th>Levy Rate</th> <th>83.050</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Assessed</td> <td>21,970</td> <td>1,824.61</td> </tr> <tr> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>Total Taxable</td> <td>21,970</td> <td>1,825.00</td> </tr> </tbody> </table>		Levy Rate	83.050	Current Tax	Assessed	21,970	1,824.61	Penalty	0		Exemption	0	0.00	Total Taxable	21,970	1,825.00																																																																						
Source	REAL																																																																																																																								
Remove Cap	2018																																																																																																																								
Year Frozen	0																																																																																																																								
Uncapped Value	0																																																																																																																								
TIF Project ID	0																																																																																																																								
Fair Cash	Capped	Asmnt Level	Assessed																																																																																																																						
Land Value 59,742	59,742	11%	6,572																																																																																																																						
Improvements 139,985	139,985		15,398																																																																																																																						
Mobile Home 0	0		0																																																																																																																						
Total Value 199,727	199,727		21,970																																																																																																																						
Levy Rate	83.050	Current Tax																																																																																																																							
Assessed	21,970	1,824.61																																																																																																																							
Penalty	0																																																																																																																								
Exemption	0	0.00																																																																																																																							
Total Taxable	21,970	1,825.00																																																																																																																							
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>2025-660001272</td><td>WELLS, HEATHER JEAN</td><td>5</td><td>198,286</td><td>0</td><td>21,812</td><td>1,811.00</td></tr> <tr><td>2024</td><td>2024-660001272</td><td>WELLS, HEATHER JEAN</td><td>5</td><td>207,266</td><td>0</td><td>21,318</td><td>1,779.00</td></tr> <tr><td>2023</td><td>2023-660001272</td><td>WELLS, HEATHER JEAN</td><td>5</td><td>184,567</td><td>0</td><td>20,302</td><td>1,691.00</td></tr> <tr><td>2022</td><td>2022-660001272</td><td>WELLS, HEATHER JEAN</td><td>5</td><td>186,553</td><td>0</td><td>19,929</td><td>1,658.00</td></tr> <tr><td>2021</td><td>2021-660001272</td><td>THOMAS, HEATHER & BARRY</td><td>5</td><td>172,550</td><td>0</td><td>18,981</td><td>1,610.00</td></tr> <tr><td>2020</td><td>2020-660001272</td><td>THOMAS, HEATHER & BARRY</td><td>5</td><td>169,740</td><td>0</td><td>18,671</td><td>1,581.00</td></tr> <tr><td>2019</td><td>2019-660001272</td><td>THOMAS, HEATHER & BARRY</td><td>5</td><td>162,916</td><td>0</td><td>17,921</td><td>1,552.00</td></tr> <tr><td>2018</td><td>2018-660001272</td><td>THOMAS, HEATHER & BARRY</td><td>5</td><td>165,791</td><td>0</td><td>18,237</td><td>1,581.00</td></tr> <tr><td>2017</td><td>2017-660001272</td><td>RADER, KELLI D</td><td>5</td><td>141,707</td><td>0</td><td>15,588</td><td>1,271.00</td></tr> <tr><td>2016</td><td>2016-660001272</td><td>RADER, KELLI D</td><td>5</td><td>137,873</td><td>0</td><td>15,166</td><td>1,294.00</td></tr> <tr><td>2015</td><td>2015-660001272</td><td>RADER, KELLI D</td><td>5</td><td>134,374</td><td>0</td><td>14,781</td><td>1,249.00</td></tr> <tr><td>2014</td><td>2014-660001272</td><td>RADER, KELLI D</td><td>5</td><td>135,498</td><td>0</td><td>14,697</td><td>1,261.00</td></tr> <tr><td>2013</td><td>2013-660001272</td><td>RADER, KELLI D</td><td>5</td><td>127,453</td><td>0</td><td>13,998</td><td>1,219.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660001272	WELLS, HEATHER JEAN	5	198,286	0	21,812	1,811.00	2024	2024-660001272	WELLS, HEATHER JEAN	5	207,266	0	21,318	1,779.00	2023	2023-660001272	WELLS, HEATHER JEAN	5	184,567	0	20,302	1,691.00	2022	2022-660001272	WELLS, HEATHER JEAN	5	186,553	0	19,929	1,658.00	2021	2021-660001272	THOMAS, HEATHER & BARRY	5	172,550	0	18,981	1,610.00	2020	2020-660001272	THOMAS, HEATHER & BARRY	5	169,740	0	18,671	1,581.00	2019	2019-660001272	THOMAS, HEATHER & BARRY	5	162,916	0	17,921	1,552.00	2018	2018-660001272	THOMAS, HEATHER & BARRY	5	165,791	0	18,237	1,581.00	2017	2017-660001272	RADER, KELLI D	5	141,707	0	15,588	1,271.00	2016	2016-660001272	RADER, KELLI D	5	137,873	0	15,166	1,294.00	2015	2015-660001272	RADER, KELLI D	5	134,374	0	14,781	1,249.00	2014	2014-660001272	RADER, KELLI D	5	135,498	0	14,697	1,261.00	2013	2013-660001272	RADER, KELLI D	5	127,453	0	13,998	1,219.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660001272	WELLS, HEATHER JEAN	5	198,286	0	21,812	1,811.00																																																																																																																		
2024	2024-660001272	WELLS, HEATHER JEAN	5	207,266	0	21,318	1,779.00																																																																																																																		
2023	2023-660001272	WELLS, HEATHER JEAN	5	184,567	0	20,302	1,691.00																																																																																																																		
2022	2022-660001272	WELLS, HEATHER JEAN	5	186,553	0	19,929	1,658.00																																																																																																																		
2021	2021-660001272	THOMAS, HEATHER & BARRY	5	172,550	0	18,981	1,610.00																																																																																																																		
2020	2020-660001272	THOMAS, HEATHER & BARRY	5	169,740	0	18,671	1,581.00																																																																																																																		
2019	2019-660001272	THOMAS, HEATHER & BARRY	5	162,916	0	17,921	1,552.00																																																																																																																		
2018	2018-660001272	THOMAS, HEATHER & BARRY	5	165,791	0	18,237	1,581.00																																																																																																																		
2017	2017-660001272	RADER, KELLI D	5	141,707	0	15,588	1,271.00																																																																																																																		
2016	2016-660001272	RADER, KELLI D	5	137,873	0	15,166	1,294.00																																																																																																																		
2015	2015-660001272	RADER, KELLI D	5	134,374	0	14,781	1,249.00																																																																																																																		
2014	2014-660001272	RADER, KELLI D	5	135,498	0	14,697	1,261.00																																																																																																																		
2013	2013-660001272	RADER, KELLI D	5	127,453	0	13,998	1,219.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:58:07
 Page 2

Lot Data		Square-Foot - NBHD 1127 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0946		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	47,680.00 x 1.25 = 59,742		
Factor Value			
Adjustments	1.0000		
Lot Value	59,742		



D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-2\IMG_ 9/2/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,124 / 1,628
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,124
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Finished
Remodel	
Year/Eff Age	1993 / 25

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	191,086	117.37	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	242,230		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	87.00	Total Misc Impr	+	14,675			
Roofing Adj	+ 3.29	Garage Cost	+	19,093			
Subfloor Adj	+ -0.87	Total RCN	=	212,099			
Heat/Cool Adj	+ 11.47	Depreciation (34%)	-	72,114			
Plumbing Adj	+ 8.65	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	139,985			
Adj Base Cost	= 109.54	Lot Value	+	59,742			
Total Area	x 1,628	Indicated Value	=	199,727			
Adjusted Cost	= 178,331	Value Per SqFt		122.68			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	139,985		
Lot Value	59,742		
Indicated Value	199,727	122.68	Per SqFt
Agland Value			
Site Improvements			
Total Value	199,727	122.68	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	3401	36x6		216	23.51		5,078
EPKS	Enclosed Porch - Kneewall Screen	3402	172		172	26.17		4,501



Rogers

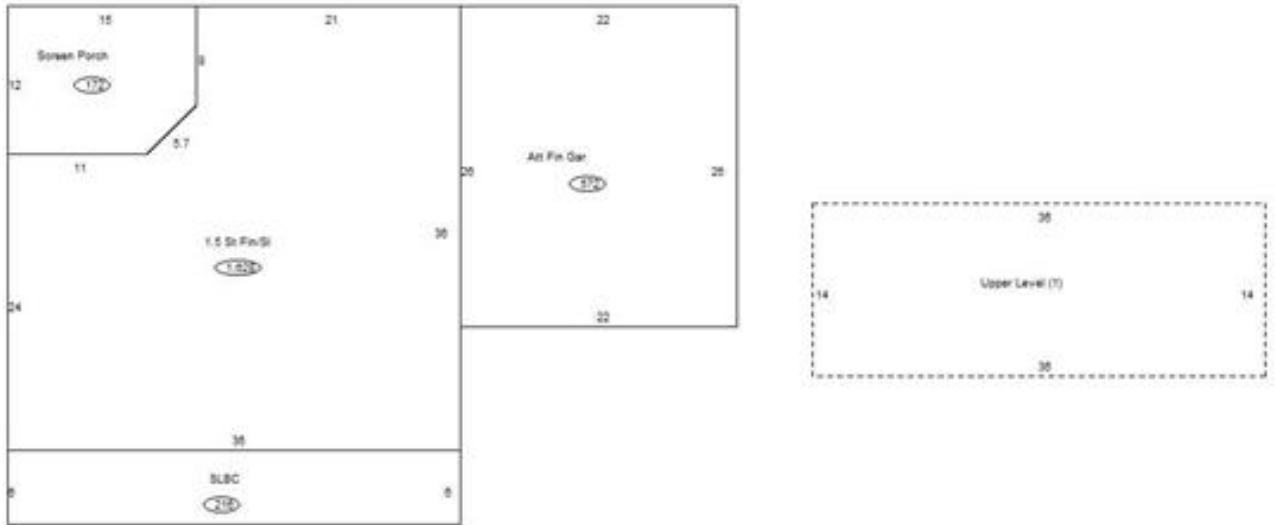
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:58:07
 Page 3

Sketch Image

660001272



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	1,124	1.448	1,628
2	G	5	Slab	10	Att Fin Gar	572	1.000	572
3	M	PRCH		10	SLBC	216	1.000	216
4	M	EPKS		10	Screen Porch	172	1.000	172
5	U	^UL		10	Upper Level (1)	504	1.000	504
Total Building Area						1,124		1,628