Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data

Account 660001296
Parcel ID 000000-00-0-00498-001-0024
Cadastral ID 02-20-16-02930
Property Type REAL - Real Property
Property Class RRP **VI Area** 3
Tax Area 5 - JUSTUS RURAL/NO FIRE
Name ID 323437

WELLS RANCH LLC

115 N CHEROKEE
CLAREMORE OK 74017-0000

Parcel Location

Situs 25272 E HACKAMORE RD
Subdivision MEADOWRANCH II AMD
Lot/Block 0024 / 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

Primary Image

No Image On File

Legal Description

Lat/Long: 36.24512495 -95.57803439

LOT 24 BLOCK 1 MEADOWRANCH 2 AMD

Building Permits

Number	Description	Opened	Closed	Amount

Exemptions

Code	Type	Active	Maximum	Exemption

Sale History

Bk/Pg	Grantor	Date	Price	Code
2681/523	SEIFRIED, JIM-SUCC TRUSTEE	12/18/2017	0	WB
2681/518	SEIFRIED, JIM CO-TRUSTEE	12/18/2017	0	WB
1791/605	YORK, DICK TRUSTEE (WELLS~TRUS	07/06/2006	0	4

Parcel Valuation

Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax
Remove Cap	0	Land Value	61,464	23,152	11%	2,547	Assessed	2,547	211.53
Year Frozen	0	Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	61,464	23,152		2,547	Total Taxable	2,547	212.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660001296	WELLS RANCH LLC	5	61,464	0	2,426	201.00
2024	2024-660001296	WELLS RANCH LLC	5	61,464	0	2,310	193.00
2023	2023-660001296	WELLS RANCH LLC	5	20,000	0	2,200	183.00
2022	2022-660001296	WELLS RANCH LLC	5	20,000	0	2,200	183.00
2021	2021-660001296	WELLS RANCH LLC	5	20,000	0	2,200	187.00
2020	2020-660001296	WELLS RANCH LLC	5	20,000	0	2,200	186.00
2019	2019-660001296	WELLS RANCH LLC	5	20,000	0	2,200	191.00
2018	2018-660001296	WELLS RANCH LLC	5	20,000	0	2,200	191.00
2017	2017-660001296	SEIFRIED, JIM CO-TRUSTEE	5	20,000	0	2,200	179.00
2016	2016-660001296	SEIFRIED, JIM CO-TRUSTEE	5	20,000	0	2,200	188.00
2015	2015-660001296	SEIFRIED, JIM CO-TRUSTEE	5	20,000	0	2,132	180.00
2014	2014-660001296	SEIFRIED, JIM CO-TRUSTEE	5	20,000	0	2,030	174.00
2013	2013-660001296	SEIFRIED, JIM CO-TRUSTEE	5	20,000	0	1,934	168.00

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Lot Data

Square-Foot - NBHD 1127 #1

Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1554	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	50,330.00 x 1.22 = 61,464	
Factor Value		
Adjustments	1.0000	
Lot Value	61,464	

Primary Image

Residential Data

Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/Rghln	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables		
Indicated Value		

Cost Approach

Manual : 01/2025

Base Cost		0.00	Total Misc Impr	+	0
Roofing Adj	+	0.00	Garage Cost	+	
Subfloor Adj	+	0.00	Total RCN	=	0
Heat/Cool Adj	+	0.00	Depreciation (0%)	-	0
Plumbing Adj	+	0.00	Lump Sums	+	0
Basement Adj	+	0.00	RCNLD	=	
Adj Base Cost	=	0.00	Lot Value	+	61,464
Total Area	x		Indicated Value	=	61,464
Adjusted Cost	=	0	Value Per SqFt		0.00

Value Reconciliation

Selected Approach	Cost Approach		
Improvements			
Lot Value	61,464		
Indicated Value	61,464	0.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	61,464	0.00	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value