



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 15:13:44  
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Assessment Data					Primary Image									
Account	660001298				No Image On File									
Parcel ID	000000-00-0-00498-001-0026													
Cadastral ID	02-20-16-02950													
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														
<b>Parcel Location</b>														
Situs	25292 E HACKAMORE RD													
Subdivision	MEADOWRANCH II AMD													
Lot/Block	0026 / 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													
<b>Legal Description</b> Lat/Long: 36.24444236 -95.57794298														
<b>Building Permits</b>														
LOT 26 BLOCK 1 MEADOWRANCH 2 AMD														
<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					
Number	Description	Opened	Closed	Amount										
<b>Exemptions</b>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	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					
					1071/200	YORK, DICK TRUSTEE	06/30/1997	0	No					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax						
Remove Cap	0	Land Value	60,988	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	60,988	23,152	2,547	Total Taxable	2,547	212.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660001298	WELLS RANCH LLC	5	60,988	0	2,426	201.00							
2024	2024-660001298	WELLS RANCH LLC	5	60,988	0	2,310	193.00							
2023	2023-660001298	WELLS RANCH LLC	5	20,000	0	2,200	183.00							
2022	2022-660001298	WELLS RANCH LLC	5	20,000	0	2,200	183.00							
2021	2021-660001298	WELLS RANCH LLC	5	20,000	0	2,200	187.00							
2020	2020-660001298	WELLS RANCH LLC	5	20,000	0	2,200	186.00							
2019	2019-660001298	WELLS RANCH LLC	5	20,000	0	2,200	191.00							
2018	2018-660001298	WELLS RANCH LLC	5	20,000	0	2,200	191.00							
2017	2017-660001298	YORK, DICK CO-TRUSTEE &	5	20,000	0	2,200	179.00							
2016	2016-660001298	YORK, DICK CO-TRUSTEE &	5	20,000	0	2,200	188.00							
2015	2015-660001298	YORK, DICK CO-TRUSTEE &	5	20,000	0	2,132	180.00							
2014	2014-660001298	YORK, DICK CO-TRUSTEE &	5	20,000	0	2,030	174.00							
2013	2013-660001298	YORK, DICK CO-TRUSTEE &	5	20,000	0	1,934	168.00							



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Lot Data		Square-Foot - NBHD 1127 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.1386							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	49,597.00 x 1.23 = 60,988							
Factor Value								
Adjustments	1.0000							
Lot Value	60,988							
<b>Residential Data</b>				<b>GRM Approach</b>				
Type				GRM Code				
Condition	-			Gross Rent	0.00			
Quality	-			Indicated Value				
Architecture				<b>Multiple Regression</b>				
Style				MRA Code				
Exterior Wall				Adusted R				
Base/Total Area /				Indicated Value				
Style				<b>Direct Comparables</b>				
HVAC				Selection Model	A Adam Test			
Roof Cover				Adjustment Model	1 2022 Residential			
Area on Slab				Comparables				
Fixture/RghIn /				Indicated Value				
Bed/F/H Bath / /				<b>Value Reconciliation</b>				
Basement Area				Selected Approach	Cost Approach			
Garage Type				Improvements				
Remodel				Lot Value	60,988			
Year/Eff Age /				Indicated Value	60,988	0.00	Per SqFt	
				Agland Value				
				Site Improvements				
				Total Value	60,988	0.00	Total Value Per SqFt	
<b>Cost Approach</b>				<b>Manual : 01/2025</b>				
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
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	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 60,988					
Total Area	x	Indicated Value	= 60,988					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value