



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 15:13:46  
Page 1

Assessment Data				Primary Image					
Account	660001303			No Image On File					
Parcel ID	000000-00-0-00498-001-0031								
Cadastral ID	02-20-16-03000								
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	25305 E HACKAMORE RD								
Subdivision	MEADOWRANCH II AMD								
Lot/Block	0031 / 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								
Legal Description Lat/Long: 36.24441113 -95.57688088									
PT OF LOTS 27 & 31 DESC AS; COMM SE/C LOT 27, TH N2-22-13W 125 84' ALG E/L LOT 27, TH S7- 38-9W 126.98' TO S/L LOT 27, TH N89-41 20E 22.07' & LOT 31 LESS TR COMM NW/C LOT 31, TH S9-16-30E 108 36', S7-38-9W 74.97' TO W/L LOT 31, TH N2-22 -13W 181.41' TO POB BLOCK 1 MEADOWRANCH 2 AMD				Building Permits					
				Number	Description	Opened	Closed	Amount	
Exemptions				Sale History					
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
					1791/605	YORK, DICK TRUSTEE (WELLS~TRUS	07/06/2006	0	4
					1189/845	BASLER, J D & ASSOCIATES-INC	08/27/1999	0	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax
Remove Cap	2000	Land Value	51,431	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	51,431	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	2025-660001303	WELLS RANCH LLC			5	51,431	0	2,426	201.00
2024	2024-660001303	WELLS RANCH LLC			5	51,431	0	2,310	193.00
2023	2023-660001303	WELLS RANCH LLC			5	20,000	0	2,200	183.00
2022	2022-660001303	WELLS RANCH LLC			5	20,000	0	2,200	183.00
2021	2021-660001303	WELLS RANCH LLC			5	20,000	0	2,200	187.00
2020	2020-660001303	WELLS RANCH LLC			5	20,000	0	2,200	186.00
2019	2019-660001303	WELLS RANCH LLC			5	20,000	0	2,200	191.00
2018	2018-660001303	WELLS RANCH LLC			5	20,000	0	2,200	191.00
2017	2017-660001303	SEIFRIED, JIM CO-TRUSTEE			5	20,000	0	2,200	179.00
2016	2016-660001303	SEIFRIED, JIM CO-TRUSTEE			5	20,000	0	2,200	188.00
2015	2015-660001303	SEIFRIED, JIM CO-TRUSTEE			5	20,000	0	2,200	186.00
2014	2014-660001303	SEIFRIED, JIM CO-TRUSTEE			5	20,000	0	2,106	181.00
2013	2013-660001303	SEIFRIED, JIM CO-TRUSTEE			5	20,000	0	2,005	175.00



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 15:13:46  
 Page 2

Lot Data		Square-Foot - NBHD 1127 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.9013							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	39,260.00 x 1.31 = 51,431							
Factor Value				<b>GRM Approach</b>				
Adjustments	1.0000			GRM Code				
Lot Value	51,431			Gross Rent	0.00			
<b>Residential Data</b>				Indicated Value				
Type				<b>Multiple Regression</b>				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				<b>Direct Comparables</b>				
Exterior Wall				Selection Model	A Adam Test			
Base/Total Area /				Adjustment Model	1 2022 Residential			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				<b>Value Reconciliation</b>				
Area on Slab				Selected Approach Cost Approach				
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	51,431			
Basement Area				Indicated Value	51,431	0.00	Per SqFt	
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age /				Total Value				
<b>Cost Approach</b>				Manual : 01/2025				
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	+ 51,431					
Total Area	x	Indicated Value	= 51,431					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value