



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 15:13:48
Page 1

Assessment Data					Primary Image									
Account	660001304				No Image On File									
Parcel ID	000000-00-0-00498-001-0032													
Cadastral ID	02-20-16-03010													
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	25295 E HACKAMORE RD													
Subdivision	MEADOWRANCH II AMD													
Lot/Block	0032 / 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: 36.24451831 -95.57642695														
Building Permits														
LOT 32 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										
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					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax						
Remove Cap	0	Land Value	60,988	9,783	11%	1,076	Assessed	1,076	89.36					
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	9,783	1,076	Total Taxable	1,076	89.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660001304	WELLS RANCH LLC	5	60,988	0	1,025	85.00							
2024	2024-660001304	WELLS RANCH LLC	5	60,988	0	976	81.00							
2023	2023-660001304	WELLS RANCH LLC	5	20,000	0	930	77.00							
2022	2022-660001304	WELLS RANCH LLC	5	20,000	0	886	74.00							
2021	2021-660001304	WELLS RANCH LLC	5	20,000	0	843	72.00							
2020	2020-660001304	WELLS RANCH LLC	5	20,000	0	803	68.00							
2019	2019-660001304	WELLS RANCH LLC	5	20,000	0	765	66.00							
2018	2018-660001304	WELLS RANCH LLC	5	20,000	0	729	63.00							
2017	2017-660001304	SEIFRIED, JIM CO-TRUSTEE	5	20,000	0	694	57.00							
2016	2016-660001304	SEIFRIED, JIM CO-TRUSTEE	5	20,000	0	661	56.00							
2015	2015-660001304	SEIFRIED, JIM CO-TRUSTEE	5	20,000	0	630	53.00							
2014	2014-660001304	SEIFRIED, JIM CO-TRUSTEE	5	20,000	0	600	51.00							
2013	2013-660001304	SEIFRIED, JIM CO-TRUSTEE	5	20,000	0	571	50.00							



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 15:13:48
 Page 2

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							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model A Adam Test				
Year/Eff Age	/			Adjustment Model 1 2022 Residential				
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	+	60,988				
Total Area	x	Indicated Value	=	60,988				
Adjusted Cost	= 0	Value Per SqFt		0.00				
Value Reconciliation								
Selected Approach Cost Approach								
Improvements								
Lot Value	60,988							
Indicated Value	60,988	0.00	Per SqFt					
Agland Value								
Site Improvements								
Total Value	60,988	0.00	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value