



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 15:13:50
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| Assessment Data | | | | | Primary Image | | | | | | | | | |
|---|------------------------------|--------------------------|----------|-------------|------------------|--------------------------------|------------|-------------|--------|--|--|--|--|--|
| Account | 660001306 | | | | No Image On File | | | | | | | | | |
| Parcel ID | 000000-00-0-00498-001-0034 | | | | | | | | | | | | | |
| Cadastral ID | 02-20-16-03030 | | | | | | | | | | | | | |
| 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 | 25275 E HACKAMORE RD | | | | | | | | | | | | | |
| Subdivision | MEADOWRANCH II AMD | | | | | | | | | | | | | |
| Lot/Block | 0034 / 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: 36.24490565 -95.57633558 | | | | | | | | | | | | | | |
| Building Permits | | | | | | | | | | | | | | |
| LOT 34 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 | 52,109 | 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 | 52,109 | 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 | 2025-660001306 | WELLS RANCH LLC | 5 | 52,109 | 0 | 2,426 | 201.00 | | | | | | | |
| 2024 | 2024-660001306 | WELLS RANCH LLC | 5 | 52,109 | 0 | 2,310 | 193.00 | | | | | | | |
| 2023 | 2023-660001306 | WELLS RANCH LLC | 5 | 20,000 | 0 | 2,200 | 183.00 | | | | | | | |
| 2022 | 2022-660001306 | WELLS RANCH LLC | 5 | 20,000 | 0 | 2,200 | 183.00 | | | | | | | |
| 2021 | 2021-660001306 | WELLS RANCH LLC | 5 | 20,000 | 0 | 2,200 | 187.00 | | | | | | | |
| 2020 | 2020-660001306 | WELLS RANCH LLC | 5 | 20,000 | 0 | 2,200 | 186.00 | | | | | | | |
| 2019 | 2019-660001306 | WELLS RANCH LLC | 5 | 20,000 | 0 | 2,200 | 191.00 | | | | | | | |
| 2018 | 2018-660001306 | WELLS RANCH LLC | 5 | 20,000 | 0 | 2,200 | 191.00 | | | | | | | |
| 2017 | 2017-660001306 | SEIFRIED, JIM CO-TRUSTEE | 5 | 20,000 | 0 | 2,200 | 179.00 | | | | | | | |
| 2016 | 2016-660001306 | SEIFRIED, JIM CO-TRUSTEE | 5 | 20,000 | 0 | 2,200 | 188.00 | | | | | | | |
| 2015 | 2015-660001306 | SEIFRIED, JIM CO-TRUSTEE | 5 | 20,000 | 0 | 2,200 | 186.00 | | | | | | | |
| 2014 | 2014-660001306 | SEIFRIED, JIM CO-TRUSTEE | 5 | 20,000 | 0 | 2,106 | 181.00 | | | | | | | |
| 2013 | 2013-660001306 | SEIFRIED, JIM CO-TRUSTEE | 5 | 20,000 | 0 | 2,005 | 175.00 | | | | | | | |



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| Lot Data | | Square-Foot - NBHD 1127 #1 | | Primary Image | | | | |
|-----------------------------------|---------------------------|----------------------------|----------------------|-------------------------------------|-------|-----------|------|-------|
| Lot Size | | | | | | | | |
| Lot Count | | | | | | | | |
| Units Buildable | 1 | | | | | | | |
| Non-Ag Acres | 0.9132 | | | | | | | |
| Topography | | | | | | | | |
| Street Access | | | | | | | | |
| Utilities | | | | | | | | |
| Amenities | LAND QUALITY | 0 | 0 | | | | | |
| Method | Square-Foot | | | | | | | |
| Base Lot Value | 39,778.00 x 1.31 = 52,109 | | | | | | | |
| Factor Value | | | | | | | | |
| Adjustments | 1.0000 | | | | | | | |
| Lot Value | 52,109 | | | | | | | |
| 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 | / / | | | Adjusted 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 | + | 52,109 | | | | |
| Total Area | x | Indicated Value | = | 52,109 | | | | |
| Adjusted Cost | = 0 | Value Per SqFt | | 0.00 | | | | |
| Value Reconciliation | | | | | | | | |
| Selected Approach Cost Approach | | | | | | | | |
| Improvements | | | | | | | | |
| Lot Value | 52,109 | | | | | | | |
| Indicated Value | 52,109 | 0.00 | Per SqFt | | | | | |
| Agland Value | | | | | | | | |
| Site Improvements | | | | | | | | |
| Total Value | 52,109 | 0.00 | Total Value Per SqFt | | | | | |
| Miscellaneous Improvements | | | | | | | | |
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |