



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 16:14:27
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Assessment Data					Primary Image									
Account	660004590				No Image On File									
Parcel ID	000000-00-0-00489-001-0040													
Cadastral ID	05-22-15-04400													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	10 - OOLOGAH RURAL/NW FIRE													
Name ID	196064													
WELLS, GARY L														
13940 S VALLEY RD OOLOGAH OK 74053-0000														
Parcel Location														
Situs	13940 VALLEY RD													
Subdivision	MEADOW ACRES													
Lot/Block	0040 / 0001	Parcel Size 1 - Lots												
Sec/Twn/Rng	5 / 22 / 15 / 5													
Neighborhood	1066 - R-V02-NW OOLOGAH													
School District	S004 - OOLOGAH SCHOOLS													
\\tsclient\C\Documents and Settings\RLN.ROGERSCOUNTY\My D 2/20/2014														
Legal Description Lat/Long: 36.40981146 -95.72665851														
Building Permits														
LOT 40 BLOCK 1 MEADOW ACRES														
<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					
H	Homestead	Yes	1,000	1,000	832/145			14,500	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax						
Remove Cap	0	Land Value	39,102	23,806	11%	2,619	Assessed	4,700	508.45					
Year Frozen	0	Improvements	773	773		85	Penalty	0						
Uncapped Value	0	Mobile Home	18,146	18,146		1,996	Exemption	1,000	-94.00					
TIF Project ID	0	Total Value	58,021	42,725		4,700	Total Taxable	3,700	414.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660004590	WELLS, GARY L	10	59,242	1000	3,563	400.00							
2024	2024-660004590	WELLS, GARY L	10	61,321	1000	3,430	373.00							
2023	2023-660004590	WELLS, GARY L	10	39,100	1000	3,301	357.00							
2022	2022-660004590	WELLS, GARY L	10	39,987	1000	3,399	365.00							
2021	2021-660004590	WELLS, GARY L	10	39,077	1000	3,298	357.00							
2020	2020-660004590	WELLS, GARY L	10	39,282	1000	3,297	362.00							
2019	2019-660004590	WELLS, GARY L	10	37,933	1000	3,173	344.00							
2018	2018-660004590	WELLS, GARY L	10	40,137	1000	3,177	355.00							
2017	2017-660004590	WELLS, GARY L	10	39,893	1000	3,055	360.00							
2016	2016-660004590	WELLS, GARY L	10	36,619	1000	2,937	318.00							
2015	2015-660004590	WELLS, GARY L	10	39,760	1000	2,822	289.00							
2014	2014-660004590	WELLS, GARY L	10	33,735	1000	2,711	277.00							
2013	2013-660004590	WELLS, GARY L	10	40,537	1000	3,370	330.00							

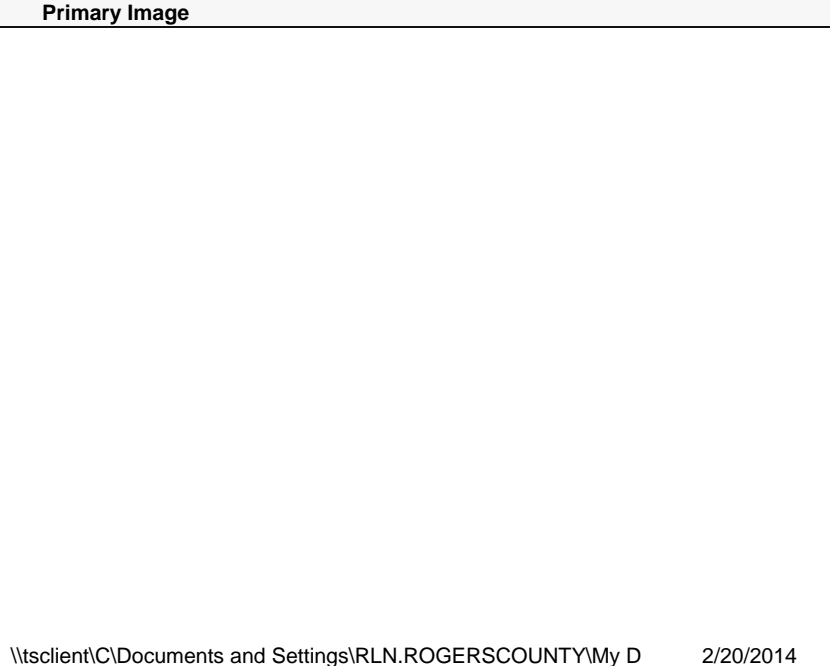


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Lot Data		Square-Foot - NBHD 1066 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.8129							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	35,412.00 x 1.05 = 37,183			\\tsclient\C\Documents and Settings\RLN.ROGERSCOUNTY\My D 2/20/2014				
Factor Value				GRM Approach				
Adjustments	1.0516			GRM Code				
Lot Value	39,102			Gross Rent	0.00			
Residential Data				Indicated Value				
Type				Multiple Regression				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				Direct Comparables				
Exterior Wall				Selection Model	A Adam Test			
Base/Total Area /				Adjustment Model	1 2022 Residential			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				Value Reconciliation				
Area on Slab				Selected Approach Cost Approach				
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	39,102			
Basement Area				Indicated Value	39,102	0.00	Per SqFt	
Garage Type				Agland Value				
Remodel				Site Improvements	773			
Year/Eff Age /				Total Value	39,875	0.00	Total Value Per SqFt	
Cost Approach				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	+ 39,102					
Total Area	x	Indicated Value	= 39,102					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CP	CARPORT DIRT	17x20x0			340	
	Qual	3	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
		Base Cost (3.50 x 340)	1,190		1,190	417	773



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Lot Data		-		Primary Image			
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value							
Residential Data							
Type	6 Mobile Home 76 x 16			GRM Approach			
Condition	2 - Fair			GRM Code			
Quality	2.3 - Fair			Gross Rent 0.00			
Architecture	6 MS ADJ			Indicated Value			
Style	100% Single Wide			Multiple Regression			
Exterior Wall	100% Lap			MRA Code			
Base/Total Area	1,216 / 1,216			Adusted R			
Style	100% Single Wide			Indicated Value			
HVAC				Direct Comparables			
Roof Cover	14 Metal, Ribbed			Selection Model A Adam Test			
Area on Slab	0			Adjustment Model 1 2022 Residential			
Fixture/RghIn	/			Comparables			
Bed/F/H Bath	/ /			Indicated Value			
Basement Area				Value Reconciliation			
Garage Type				Selected Approach Cost Approach			
Remodel				Improvements 18,146			
Year/Eff Age	1995 / 31			Lot Value			
Cost Approach		Manual : 01/2025		Indicated Value 18,146 14.92 Per SqFt			
Base Cost	32.48	Total Misc Impr	+ 7,511	Agland Value			
Roofing Adj	+ 2.57	Garage Cost	+ 0	Site Improvements			
Subfloor Adj	+ 0.00	Total RCN	= 58,534	Total Value 18,146 14.92 Total Value Per SqFt			
Heat/Cool Adj	+ 0.00	Depreciation (69%)	- 40,388				
Plumbing Adj	+ 6.91	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 18,146				
Adj Base Cost	= 41.96	Lot Value	+ 18,146				
Total Area	x 1,216	Indicated Value	= 18,146				
Adjusted Cost	= 51,023	Value Per SqFt	14.92				

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
EPSW	ENCLOSED PORCH - SOLID WALL	140335	16x12		192	39.12	7,511



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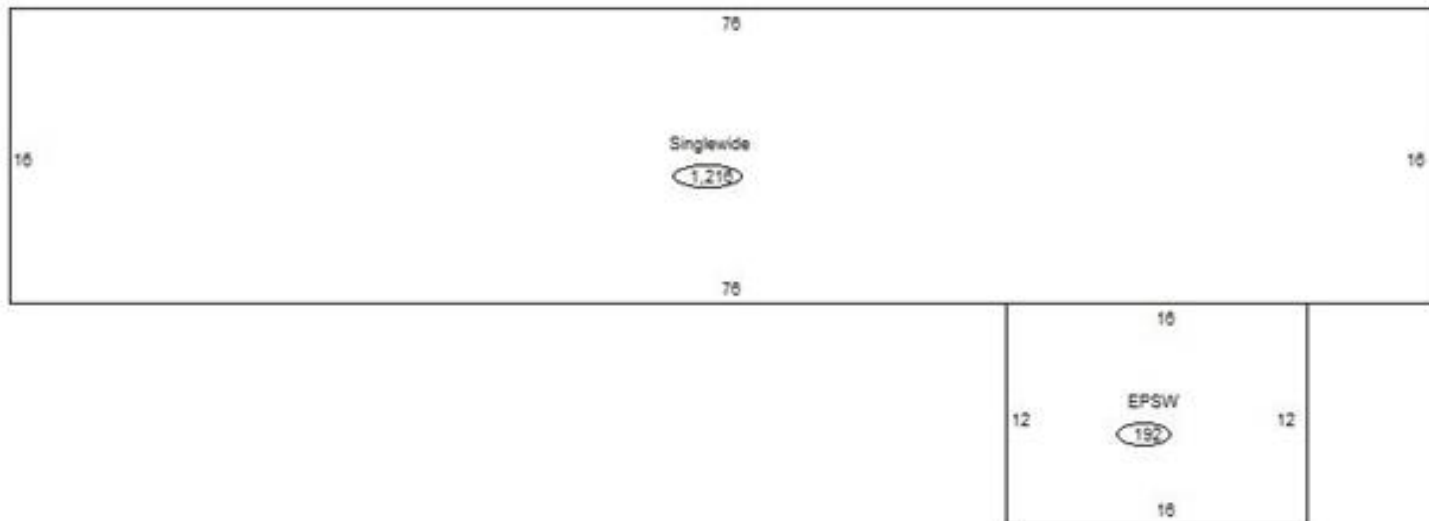
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	1,216	1.000	1,216
2	M	EPSW		10	EPSW	192	1.000	192
Total Building Area						1,216		1,216