




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 04:15:47
Page 1

Assessment Data					Primary Image					
Account 660004600 Parcel ID 000000-00-0-00489-001-0051 Cadastral ID 05-22-15-04500 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 301247 WELLS, CORY W & MONICA IRENE 5741 S 420 RD OOLOGAH OK 74053-0000 Parcel Location Situs 05741 E 420 RD Subdivision MEADOW ACRES Lot/Block 0051 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 22 / 15 / 5 Neighborhood 1066 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					 <p style="text-align: right; color: orange;">04/06/2022</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (43)\IMG_0019.JPG 4/7/2022</p>					
Legal Description Lat/Long: 36.40928753 -95.72665789										
LOT 51 BLOCK 1 MEADOW ACRES					Building Permits					
					Number	Description	Opened	Closed	Amount	
					R 2013 06 30	R14-NEW 1792 SQ FT SFR	07/2013	10/2013	85,000	
Exemptions					Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					2590/111	WELLS, CORY W	10/26/2016	0	4	
					2053/929	BLAY, BELINDA K	09/04/2009	0	YES	
					1764/892	BEAMER, KENNETH S	04/10/2006	15,000	YES	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	2010		Land Value	39,928	28,068	11%	3,087	Assessed	16,016	1,732.64
Year Frozen	0		Improvements	125,911	117,529		12,929	Penalty	0	
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0		Total Value	165,839	145,597		16,016	Total Taxable	16,016	1,733.00
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660004600	WELLS, CORY W &			10	162,440	0	15,253	1,650.00	
2024	2024-660004600	WELLS, CORY W &			10	149,376	0	14,527	1,522.00	
2023	2023-660004600	WELLS, CORY W &			10	129,444	0	13,835	1,439.00	
2022	2022-660004600	WELLS, CORY W &			10	125,364	0	13,176	1,364.00	
2021	2021-660004600	WELLS, CORY W &			10	114,080	0	12,549	1,309.00	
2020	2020-660004600	WELLS, CORY W &			10	113,406	0	12,475	1,319.00	
2019	2019-660004600	WELLS, CORY W &			10	108,886	0	11,977	1,243.00	
2018	2018-660004600	WELLS, CORY W &			10	110,232	0	12,126	1,302.00	
2017	2017-660004600	WELLS, CORY W &			10	109,258	0	11,675	1,328.00	
2016	2016-660004600	WELLS, CORY W			10	101,081	0	11,119	1,152.00	
2015	2015-660004600	WELLS, CORY W			10	94,207	0	10,146	994.00	
2014	2014-660004600	WELLS, CORY W			10	94,872	0	2,196	215.00	
2013	2013-660004600	WELLS, CORY W			10	19,012	0	2,091	198.00	



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:15:47
 Page 2

Lot Data		Square-Foot - NBHD 1066 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.873							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	38,027.00 x 1.05 = 39,928							
Factor Value				\\tsclient\T\TOMMY DUNLAP\New folder (43)\IMG_0019.JPG 4/7/2022				
Adjustments	1.0000			GRM Approach				
Lot Value	39,928			GRM Code Gross Rent 0.00 Indicated Value				
Residential Data				Multiple Regression				
Type				MRA Code				
Condition	-			Adusted R				
Quality	-			Indicated Value				
Architecture				Direct Comparables				
Style				Selection Model A Adam Test				
Exterior Wall				Adjustment Model 1 2022 Residential				
Base/Total Area /				Comparables				
Style				Indicated Value				
HVAC				Value Reconciliation				
Roof Cover				Selected Approach Cost Approach				
Area on Slab				Improvements				
Fixture/RghIn /				Lot Value 39,928				
Bed/F/H Bath / /				Indicated Value 39,928 0.00 Per SqFt				
Basement Area				Agland Value				
Garage Type				Site Improvements 5,158				
Remodel				Total Value 45,086 0.00 Total Value Per SqFt				
Year/Eff Age /								
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	+ 39,928					
Total Area	x	Indicated Value	= 39,928					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



Rogers



Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:15:47
 Page 3

660004600

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			770
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (10.48 x 770) 8,070		Modifier Total	RCN 8,070	Depr (45% Phys/ % Func) 3,632	RCNLD 4,438
	STF	STG FAIR	14x22x0			308
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary Base Cost (4.68 x 308) 1,441		Modifier Total	RCN 1,441	Depr (50% Phys/ % Func) 721	RCNLD 720



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:15:48
 Page 4

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 52 x 32		
Condition	4.5 - Good		
Quality	4.8 - Good		
Architecture	1DW EXCP DWIDE MH		
Style	100% Double Wide		
Exterior Wall	100% Frame, Cement Fiber		
Base/Total Area	1,664 / 1,664		
Style	100% Double Wide		
HVAC	100% Warmed & Cooled Air		
Roof Cover	1 Composition Shingle		
Area on Slab	0		
Fixture/RghIn	/		
Bed/F/H Bath	/ /		
Basement Area			
Garage Type			
Remodel			
Year/Eff Age	2014 / 6		
Cost Approach		Manual : 01/2025	
Base Cost	84.28	Total Misc Impr	+ 0
Roofing Adj	+ 3.98	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 180,228
Heat/Cool Adj	+ 4.01	Depreciation (33%)	- 59,475
Plumbing Adj	+ 16.04	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 120,753
Adj Base Cost	= 108.31	Lot Value	+ 120,753
Total Area	x 1,664	Indicated Value	= 120,753
Adjusted Cost	= 180,228	Value Per SqFt	72.57
		GRM Approach	
		GRM Code	
		Gross Rent	0.00
		Indicated Value	
		Multiple Regression	
		MRA Code	
		Adusted R	
		Indicated Value	
		Direct Comparables	
		Selection Model	A Adam Test
		Adjustment Model	1 2022 Residential
		Comparables	
		Indicated Value	
		Value Reconciliation	
		Selected Approach	Cost Approach
		Improvements	120,753
		Lot Value	
		Indicated Value	120,753 72.57 Per SqFt
		Agland Value	
		Site Improvements	
		Total Value	120,753 72.57 Total Value Per SqFt
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



Rogers

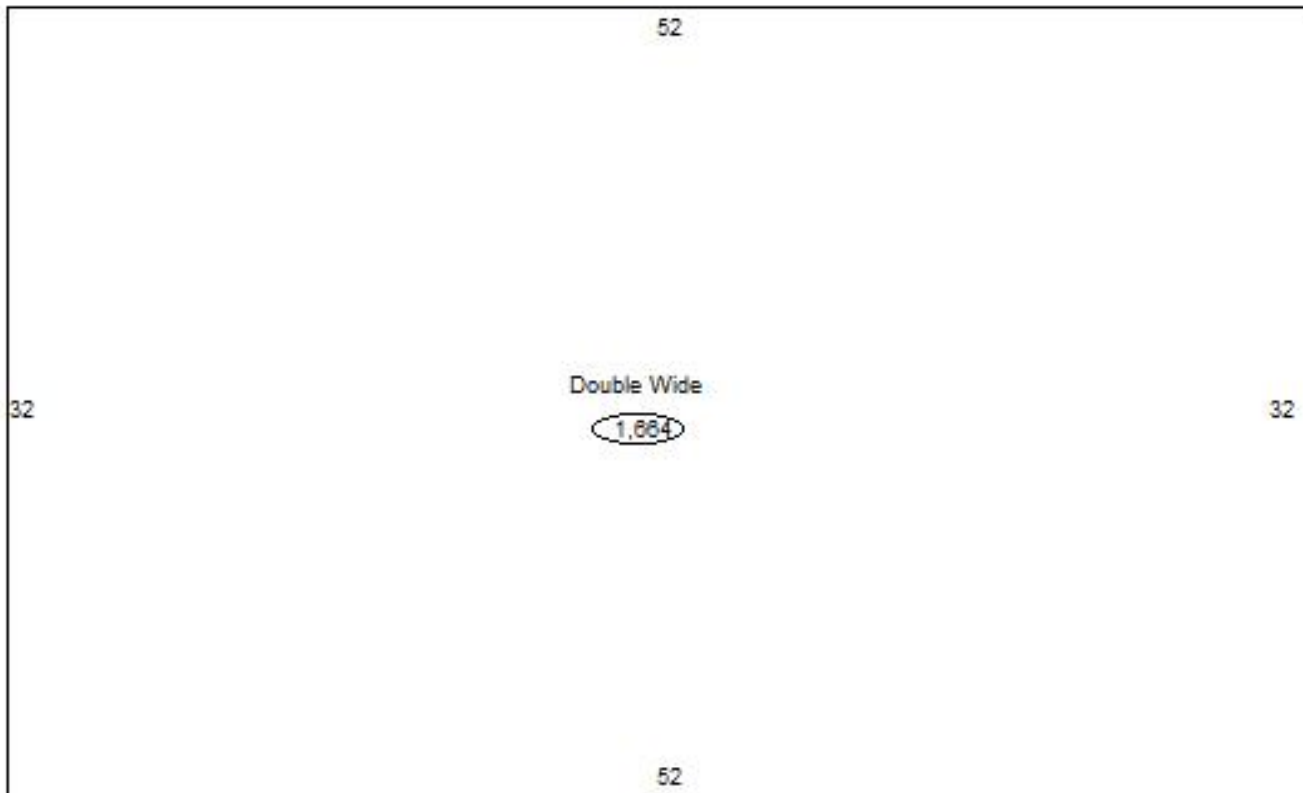
Assessment Property Record Card for Tax Year 2026

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Date 04/17/2026
Time 04:15:48
Page 5

Sketch Image

660004600



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Double Wide	1,664	1.000	1,664
Total Building Area						1,664		1,664