



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																		
Account 660004636 Parcel ID 000000-00-0-00624-001-0026 Cadastral ID 05-22-15-04860 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 317740 WELLS, JACK & SHANNON 5955 E EVERETTS POINT OOLOGAH OK 74053-0000 Parcel Location Situs 05955 E EVERETTS PT Subdivision PRAIRIE ACRES Lot/Block 0026 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 22 / 15 / 5 Neighborhood 1066 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS																																							
Legal Description Lot/Long: 36.41727066 -95.72284385					Building Permits																																		
LOT 26 BLOCK 1 PRAIRIE 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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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	2533/836	EDWARDS, DAVID LEE &	02/29/2016	220,000	YES																														
H	Homestead	No	1,000		1246/468	LANG, JERRY L & LEOLENE	09/01/2000	139,000	Yes																														
					1174/570	BASLER, J D & ASSOCIATES-INC	06/03/1999	0	No																														
					1154/783	LANG, JERRY L & LEOLENE	02/02/1999	0	No																														
					1119/40	KOOKEN, ALICE M	06/29/1998	0	No																														
					1106/650	KOOKEN, LESTERAY	04/07/1998	0	No																														
Parcel Valuation																																							
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax																														
Remove Cap	2017		Land Value 52,700	29,550	11%	3,251	Assessed	29,854	3,229.65																														
Year Frozen	0		Improvements 254,466	241,840		26,603	Penalty	0																															
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-95.00																														
TIF Project ID	0		Total Value 307,166	271,390		29,854	Total Taxable	28,854	3,135.00																														
Assessment History																																							
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																														
2025	2025-660004636	WELLS, JACK & SHANNON			10	303,702	1000	27,984	3,041.00																														
2024	2024-660004636	WELLS, JACK & SHANNON			10	320,723	1000	27,140	2,856.00																														
2023	2023-660004636	WELLS, JACK & SHANNON			10	258,155	1000	26,320	2,751.00																														
2022	2022-660004636	WELLS, JACK & SHANNON			10	258,132	1000	25,524	2,656.00																														
2021	2021-660004636	WELLS, JACK & SHANNON			10	234,190	1000	24,752	2,594.00																														
2020	2020-660004636	WELLS, JACK & SHANNON			10	232,519	1000	24,002	2,553.00																														
2019	2019-660004636	WELLS, JACK & SHANNON			10	220,668	1000	23,273	2,430.00																														
2018	2018-660004636	WELLS, JACK & SHANNON			10	226,611	1000	23,927	2,583.00																														
2017	2017-660004636	WELLS, JACK & SHANNON			10	224,589	1000	23,705	2,708.00																														
2016	2016-660004636	WELLS, JACK & SHANNON			10	196,270	1000	20,156	2,101.00																														
2015	2015-660004636	EDWARDS, DAVID LEE &			10	191,232	1000	19,540	1,927.00																														
2014	2014-660004636	EDWARDS, DAVID LEE &			10	192,865	1000	18,942	1,865.00																														
2013	2013-660004636	EDWARDS, DAVID LEE &			10	180,458	1000	18,361	1,748.00																														



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Lot Data		Square-Foot - NBHD 1066 #1	
Lot Size			
Lot Count			
Units Buildable	5000		
Non-Ag Acres	1.2664		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	55,163.00 x .96 = 52,700		
Factor Value			
Adjustments	1.0000		
Lot Value	52,700		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	2,533 / 2,533
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,533
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	281,160	111.00	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	96.56	Total Misc Impr	+ 10,755				
Roofing Adj	+ 4.50	Garage Cost	+ 14,968				
Subfloor Adj	+ -2.16	Total RCN	= 323,756				
Heat/Cool Adj	+ 12.64	Depreciation (23%)	- 74,464				
Plumbing Adj	+ 6.12	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 249,292				
Adj Base Cost	= 117.66	Lot Value	+ 52,700				
Total Area	x 2,533	Indicated Value	= 301,992				
Adjusted Cost	= 298,033	Value Per SqFt	119.22				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	249,292		
Lot Value	52,700		
Indicated Value	301,992	119.22	Per SqFt
Agland Value			
Site Improvements	5,174		
Total Value	307,166	121.27	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PATO	SLAB PORCH - OPEN	11888		138	138	11.13		1,536
PRCH	SLAB PORCH - COVERED	11890		17x8	136	26.50		3,604



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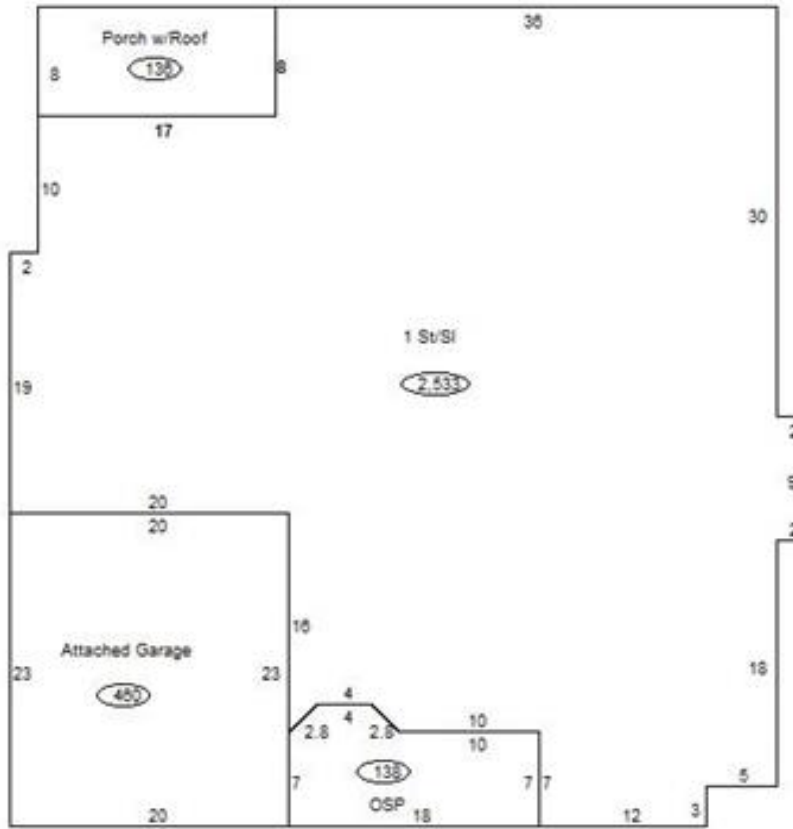
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	460	1.000	460
2	M	PATO		13	Open Slab	138	1.000	138
3	R	1	Slab	13	1 St/Sl	2,533	1.000	2,533
4	M	PRCH		13	SLBC	136	1.000	136
Total Building Area						2,533		2,533



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	20x30x0			600
	Qual	3	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)		RCNLD
Base Cost (12.32 x 600)		7,392		7,392 2,218		5,174