



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 09:59:25
 Page 1

Assessment Data					Primary Image									
Account	660013691				No Image On File									
Parcel ID	21N14E-14-3-00000-000-0000													
Cadastral ID	14-21-14-00500													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	4											
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	140984													
WELLS, CHARLES E &														
RHONDA WELLS														
1245 E 4085 S														
SALT LAKE CITY UT 84124-0000														
Parcel Location														
Situs														
Subdivision														
Lot/Block	/	Parcel Size	5 - Acres											
Sec/Twn/Rng	14 / 21 / 14 / 3													
Neighborhood	6110 - UNPLATTED													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.29576692 -95.79370477														
Building Permits														
W2 NW SW SW														
<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					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	0	Land Value	83,806	17,363	11%	1,910	Assessed	1,910	187.10					
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	83,806	17,363	1,910	Total Taxable	1,910	187.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660013691	WELLS, CHARLES E &	3	83,806	0	1,819	178.00							
2024	2024-660013691	WELLS, CHARLES E &	3	83,806	0	1,733	166.00							
2023	2023-660013691	WELLS, CHARLES E &	3	15,000	0	1,650	155.00							
2022	2022-660013691	WELLS, CHARLES E &	3	15,000	0	1,650	162.00							
2021	2021-660013691	WELLS, CHARLES E &	3	15,000	0	1,650	160.00							
2020	2020-660013691	WELLS, CHARLES E &	3	15,000	0	1,650	159.00							
2019	2019-660013691	WELLS, CHARLES E &	3	15,000	0	1,650	160.00							
2018	2018-660013691	WELLS, CHARLES E &	3	15,000	0	1,650	154.00							
2017	2017-660013691	WELLS, CHARLES E &	3	15,000	0	1,650	155.00							
2016	2016-660013691	WELLS, CHARLES E &	3	15,000	0	1,650	155.00							
2015	2015-660013691	WELLS, CHARLES E &	3	15,000	0	1,650	156.00							
2014	2014-660013691	WELLS, CHARLES E &	3	15,000	0	1,650	158.00							
2013	2013-660013691	WELLS, CHARLES E &	3	15,000	0	1,650	155.00							



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 Page 2

Lot Data		Square-Foot - NBHD 6110 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	5							
Non-Ag Acres	5.2464							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	228,534.00 x .37 = 83,806							
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	83,806			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	1 Res			
Base/Total Area	/			Adjustment Model	A2 AO Test			
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	83,806			
Basement Area				Indicated Value	83,806	0.00	Per SqFt	
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age	/			Total Value	83,806	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	+ 83,806					
Total Area	x	Indicated Value	= 83,806					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value