



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:28:18
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Assessment Data					Primary Image				
Account	660015461				<p>660015461_001.JPG 6/26/2025</p>				
Parcel ID	000000-00-0-10195-001-0015								
Cadastral ID	16-21-16-07740								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	73224								
WELLS, DOROTHY J									
AKA MORENO, DOROTHY J WELLS									
644 S MARYLAND CLAREMORE OK 74017-0000									
Parcel Location									
Situs	00644 S MARYLAND AVE								
Subdivision	HOMEBUILDERS								
Lot/Block	0015 / 0001	Parcel Size	.5 - Lots						
Sec/Twn/Rng	16 / 21 / 16 / 5								
Neighborhood	1161 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description									
S 20' W 110' TR 15 & N 45' W 110' TR 14 HOMEBUILDERS Lat/Long: 36.30403259 -95.61372846									
Building Permits									
Number	Description	Opened	Closed	Amount					
R24 093	NEW SFR 1050 SQ FT	12/2024	06/2025	202,000					
R24 15	DEMO OF SFR	09/2024	01/2025						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
PD	Add-Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	0	Land Value	38,027	38,027	11%	4,183	Assessed	22,114 2,044.00	
Year Frozen	2026	Improvements	163,010	163,010		17,931	Penalty	0	
Uncapped Value	163,010	Mobile Home	0	0		0	Exemption	2,000 -185.00	
TIF Project ID	0	Total Value	201,037	201,037		22,114	Total Taxable	20,114 1,859.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660015461	WELLS, DOROTHY J	17	38,027	1000	3,183	294.00		
2024	2024-660015461	WELLS, DOROTHY J	17	109,975	1000	7,920	732.00		
2023	2023-660015461	WELLS, DOROTHY J	17	97,031	1000	7,660	702.00		
2022	2022-660015461	WELLS, DOROTHY J	17	76,431	1000	7,407	686.00		
2021	2021-660015461	WELLS, DOROTHY J	17	76,981	1000	7,417	655.00		
2020	2020-660015461	WELLS, DOROTHY J	17	75,747	1000	7,172	657.00		
2019	2019-660015461	WELLS, DOROTHY J	17	72,942	1000	6,934	642.00		
2018	2018-660015461	WELLS, DOROTHY J	17	75,840	1000	6,703	619.00		
2017	2017-660015461	WELLS, DOROTHY J	17	75,201	1000	6,479	595.00		
2016	2016-660015461	WELLS, DOROTHY J	17	73,300	1000	6,261	588.00		
2015	2015-660015461	WELLS, DOROTHY J	17	73,473	1000	6,049	546.00		
2014	2014-660015461	WELLS, DOROTHY J	17	74,208	1000	5,844	542.00		
2013	2013-660015461	WELLS, DOROTHY J	17	70,552	1000	5,645	517.00		



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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 5364 Non-Ag Acres 0.1587 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 6,914.00 x 5.50 = 38,027 Factor Value Adjustments 1.0000 Lot Value 38,027		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,182 / 1,182
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,182
Fixture/RghIn	/
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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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	8
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	105.24	Total Misc Impr	+ 4,443	Garage Cost	+ 12,464	Total RCN	= 164,657
Roofing Adj	+ 4.30	Depreciation (1%)	- 1,647	Lump Sums	+ 0	RCNLD	= 163,010
Subfloor Adj	+ 0.00	Lot Value	+ 38,027	Indicated Value	= 201,037	Value Per SqFt	170.08
Heat/Cool Adj	+ 10.30						
Plumbing Adj	+ 5.16						
Basement Adj	+ 0.00						
Adj Base Cost	= 125.00						
Total Area	x 1,182						
Adjusted Cost	= 147,750						

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	163,010		
Lot Value	38,027		
Indicated Value	201,037	170.08	Per SqFt
Agland Value			
Site Improvements			
Total Value	201,037	170.08	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	172738	16x6		96	20.99		2,015
PATC	Patio - Covered	172739	14x10		140	17.34		2,428



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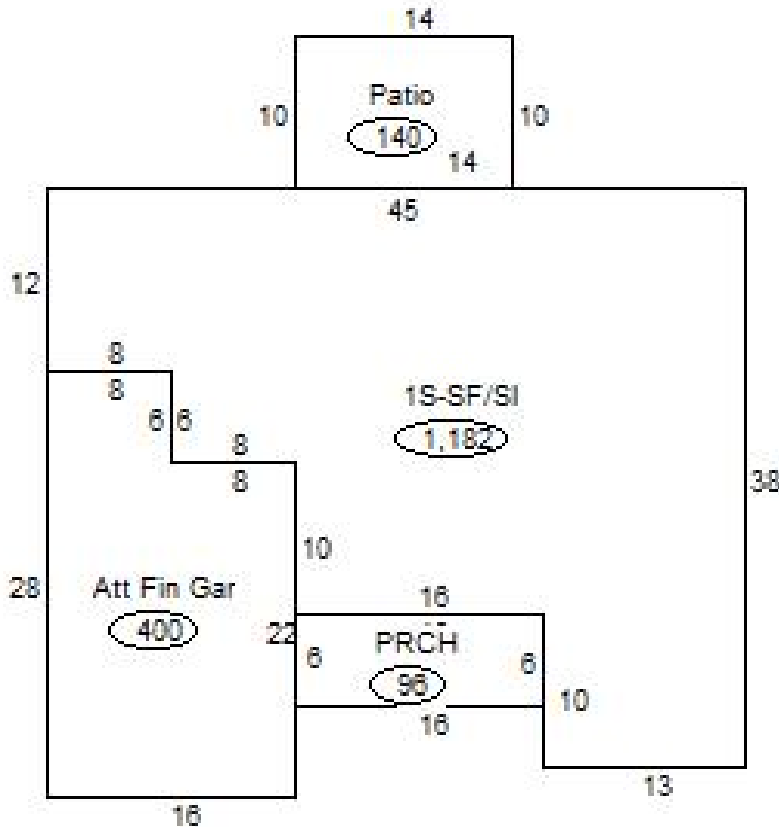
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,182	1.000	1,182
2	G	5		20	Att Fin Gar	400	1.000	400
3	M	PRCH		20	PRCH	96	1.000	96
4	M	PATC		20	Patio	140	1.000	140
Total Building Area						1,182		1,182