



# 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	660020191													
Parcel ID	24N16E-23-3-00000-000-0000													
Cadastral ID	23-24-16-00300													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	14 - CHELSEA RURAL													
Name ID	287910													
WELLS, STEVEN D														
PO BOX 188 OOLOGAH OK 74053-0000														
Parcel Location														
Situs	14501 E 330 RD													
Subdivision														
Lot/Block	/	Parcel Size	152.5 - Acres											
Sec/Twn/Rng	23 / 24 / 16 / 3													
Neighborhood	4050 - CHELSEA FOYIL RURAL													
School District	S003 - CHELSEA SCHOOLS													
Legal Description Lat/Long: 36.54296700 -95.57219102														
SE SW & E2 SW SW & SE NW SW & S2 S2 NE NW SW & NE SW & W2 W2 SE														
Building Permits														
<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														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	1655/563	BEDLAM #1 LLC	01/31/2005	200,000	11					
					1173/25	BOYD, GARLAND G JR &	06/23/1999	487,000	No					
					886/200	BOYD, GARLAND G JR &	07/03/1992	0	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax						
Remove Cap	2006	Land Value	27,563	27,563	11%	3,032	Assessed	20,027	1,657.23					
Year Frozen	0	Improvements	122,418	71,627		7,879	Penalty	0						
Uncapped Value	0	Mobile Home	82,871	82,871		9,116	Exemption	1,000	-83.00					
TIF Project ID	0	Total Value	232,852	182,061		20,027	Total Taxable	19,027	1,574.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660020191	WELLS, STEVEN D	14	224,194	1000	18,444	1,526.00							
2024	2024-660020191	WELLS, STEVEN D	14	198,917	1000	17,877	1,509.00							
2023	2023-660020191	WELLS, STEVEN D	14	175,517	1000	17,328	1,477.00							
2022	2022-660020191	WELLS, STEVEN D	14	171,731	1000	16,794	1,421.00							
2021	2021-660020191	WELLS, STEVEN D	14	157,050	1000	16,275	1,379.00							
2020	2020-660020191	WELLS, STEVEN D	14	156,735	1000	16,095	1,365.00							
2019	2019-660020191	WELLS, STEVEN D	14	150,884	1000	15,597	1,339.00							
2018	2018-660020191	WELLS, STEVEN D	14	156,966	1000	16,266	1,389.00							
2017	2017-660020191	WELLS, STEVEN D	14	154,837	1000	16,032	1,375.00							
2016	2016-660020191	WELLS, STEVEN D	14	133,600	1000	13,696	1,194.00							
2015	2015-660020191	WELLS, STEVEN D	14	151,180	1000	15,629	1,346.00							
2014	2014-660020191	WELLS, STEVEN D	14	151,696	1000	15,509	1,382.00							
2013	2013-660020191	WELLS, STEVEN D	14	151,696	1000	15,029	1,333.00							



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<b>Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE)</b>	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



DTGF 2/28/2020

<b>Residential Data</b>	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

### Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	27,563
Site Improvements	122,418
Total Value	149,981 0.00 Total Value Per SqFt

<b>Cost Approach</b>				<b>Manual : 01/2025</b>			
Base Cost	0.00	Total Misc Impr	+	0			
Roofing Adj	+ 0.00	Garage Cost	+				
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	=				
Adj Base Cost	= 0.00	Lot Value	+				
Total Area	x	Indicated Value	=				
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
	BNGP	Barn - General Purpose	50x78x10	Dirt	Formed Metal	3,900
	Qual 3	Cond 3	Year 2016	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (18.30 x 3,900)	71,370		71,370	10,706	60,664
	GRAT	Garage - Attached	28x24x10	Concrete	Composition Shingle	672
	Qual 4	Cond 4	Year 2011	Eff Age 9		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (17% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (45.89 x 672)	30,838		30,838	5,242	25,596
	UTIL	SHOP BUILDING	30x50x8	Concrete	Formed Metal	1,500
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (29.21 x 1,500)	43,815		43,815	10,954	32,861
	LNT0	LEAN-TO	15x50x8	Dirt	Formed Metal	750
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.86 x 750)	5,895		5,895	3,065	2,830
	LOAF	LOAFING SHED	8x20x8	Dirt	Formed Metal	160
	Qual 3	Cond 3	Year 2000	Eff Age 20		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.12 x 160)	1,139		1,139	672	467



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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		<p>\\tsclient\C\Users\CB\Pictures\2020-02-28\IMG_0079.JPG 2/28/2020</p>	
Residential Data			
Type 6 Mobile Home 76 x 31 Condition 4.5 - Good Quality 5 - Very Good Architecture 6 MS ADJ Style 100% Double Wide Exterior Wall 100% Lap Base/Total Area 2,356 / 2,356 Style 100% Double Wide HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 0 Fixture/RghIn / Bed/F/H Bath 4 / 2.0 / Basement Area Garage Type Remodel Year/Eff Age 2007 / 10		<b>GRM Approach</b> GRM Code Gross Rent 0.00 Indicated Value	
		<b>Multiple Regression</b> MRA Code Adjusted R Indicated Value	
		<b>Direct Comparables</b> Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value	
Cost Approach		Manual : 01/2025	
Base Cost 41.47 Roofing Adj + 3.67 Subfloor Adj + 0.00 Heat/Cool Adj + 2.85 Plumbing Adj + 6.98 Basement Adj + 0.00 Adj Base Cost = 54.96  Total Area x 2,356 Adjusted Cost = 129,486	Total Misc Impr + 0 Garage Cost + Total RCN = 129,486 Depreciation ( 36%) - 46,615 Lump Sums + 0 RCNLD = 82,871 Lot Value +  Indicated Value = 82,871 Value Per SqFt 35.17	<b>Value Reconciliation</b> Selected Approach Cost Approach Improvements 82,871 Lot Value Indicated Value 82,871 35.17 Per SqFt Aground Value Site Improvements Total Value 82,871 35.17 Total Value Per SqFt	
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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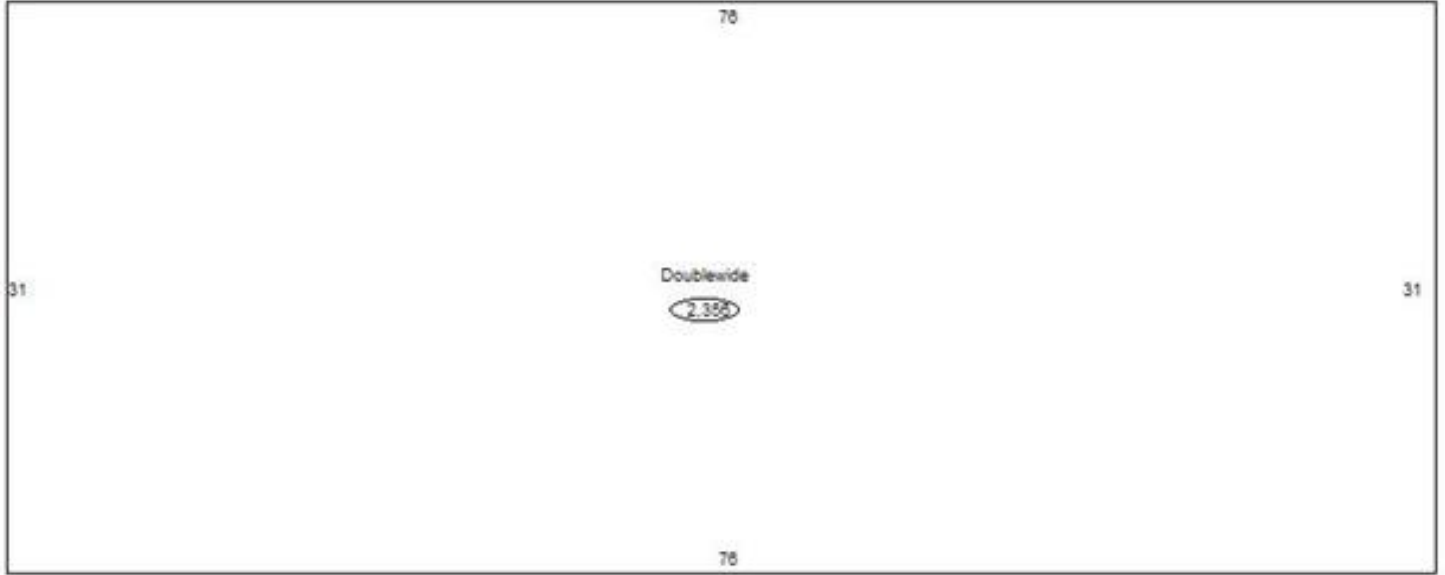
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	2,356	1.000	2,356
<b>Total Building Area</b>						2,356		2,356



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CMB	CLAREMORE SILT LOAM 0-3%	IMP PST	45		0	21.000	126	126	2,646	2,646
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80		0	24.500	224	224	5,488	5,488
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80		0	17.000	224	224	3,808	3,808
OKB	OKEMAH SILTY CLAY LOAM 1-	IMP PST	80		0	2.000	224	224	448	448
RVC	RIVERTON GRAVELLY LOAM 3-	IMP PST	61		0	13.000	171	171	2,220	2,220
RVC	RIVERTON GRAVELLY LOAM 3-	IMP PST	61		0	12.000	171	171	2,050	2,050
RVC	RIVERTON GRAVELLY LOAM 3-	IMP PST	61		0	10.000	171	171	1,708	1,708
RVC	RIVERTON GRAVELLY LOAM 3-	IMP PST	61		0	40.000	171	171	6,832	6,832
RVC	RIVERTON GRAVELLY LOAM 3-	IMP PST	61		0	10.000	171	171	1,708	1,708
SUB	SUMMIT SILTY CLAY LOAM 1-	IMP PST	78		0	3.000	218	218	655	655
<b>IMP PST Totals</b>						152.500			27,563	27,563
<b>Total Agland</b>						152.500			27,563	27,563