



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:42:54  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660021992 <b>Parcel ID</b> 000000-00-0-00426-001-0010 <b>Cadastral ID</b> 26-21-14-04130 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 134134 WELLS, LARRY WAYNE &  AUDREY I 17503 E 78TH ST N OWASSO OK 74055-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 17503 E 78TH ST N <b>Subdivision</b> LA STRANGE ACRES 2ND AMD <b>Lot/Block</b> 0010 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 26 / 21 / 14 / 5 <b>Neighborhood</b> 1056 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.26738611 -95.77927474 LOT 10 BLOCK 1 LA STRANGE ACRES 2ND AMD.					<b>Building Permits</b> <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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
Number	Description	Opened	Closed	Amount																																																																																																																					
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
<b>Parcel Valuation</b> <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 53,208</td> <td>31,719</td> <td>11%</td> <td>3,489</td> <td>Assessed</td> <td>17,096</td> <td>1,674.72</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 131,532</td> <td>123,694</td> <td></td> <td>13,607</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 184,740</td> <td>155,413</td> <td></td> <td>17,096</td> <td>Total Taxable</td> <td>16,096</td> <td>1,577.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	0	Land Value 53,208	31,719	11%	3,489	Assessed	17,096	1,674.72	Year Frozen	0	Improvements 131,532	123,694		13,607	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value 184,740	155,413		17,096	Total Taxable	16,096	1,577.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																																																																																																	
Remove Cap	0	Land Value 53,208	31,719	11%	3,489	Assessed	17,096	1,674.72																																																																																																																	
Year Frozen	0	Improvements 131,532	123,694		13,607	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00																																																																																																																	
TIF Project ID	0	Total Value 184,740	155,413		17,096	Total Taxable	16,096	1,577.00																																																																																																																	
<b>Assessment History</b> <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660021992</td><td>WELLS, LARRY WAYNE &amp;</td><td>3</td><td>183,110</td><td>1000</td><td>15,597</td><td>1,528.00</td></tr> <tr><td>2024</td><td>2024-660021992</td><td>WELLS, LARRY WAYNE &amp;</td><td>3</td><td>198,872</td><td>1000</td><td>15,115</td><td>1,452.00</td></tr> <tr><td>2023</td><td>2023-660021992</td><td>WELLS, LARRY WAYNE &amp;</td><td>3</td><td>146,078</td><td>1000</td><td>14,645</td><td>1,372.00</td></tr> <tr><td>2022</td><td>2022-660021992</td><td>WELLS, LARRY WAYNE &amp;</td><td>3</td><td>138,086</td><td>1000</td><td>14,189</td><td>1,390.00</td></tr> <tr><td>2021</td><td>2021-660021992</td><td>WELLS, LARRY WAYNE &amp;</td><td>3</td><td>136,205</td><td>1000</td><td>13,983</td><td>1,353.00</td></tr> <tr><td>2020</td><td>2020-660021992</td><td>WELLS, LARRY WAYNE &amp;</td><td>3</td><td>134,172</td><td>1000</td><td>13,759</td><td>1,329.00</td></tr> <tr><td>2019</td><td>2019-660021992</td><td>WELLS, LARRY WAYNE &amp;</td><td>3</td><td>130,936</td><td>1000</td><td>13,403</td><td>1,296.00</td></tr> <tr><td>2018</td><td>2018-660021992</td><td>WELLS, LARRY WAYNE &amp;</td><td>3</td><td>136,965</td><td>1000</td><td>14,066</td><td>1,309.00</td></tr> <tr><td>2017</td><td>2017-660021992</td><td>WELLS, LARRY WAYNE &amp;</td><td>3</td><td>135,835</td><td>1000</td><td>13,942</td><td>1,311.00</td></tr> <tr><td>2016</td><td>2016-660021992</td><td>WELLS, LARRY WAYNE &amp;</td><td>3</td><td>132,675</td><td>1000</td><td>13,594</td><td>1,280.00</td></tr> <tr><td>2015</td><td>2015-660021992</td><td>WELLS, LARRY WAYNE &amp;</td><td>3</td><td>133,470</td><td>1000</td><td>13,451</td><td>1,276.00</td></tr> <tr><td>2014</td><td>2014-660021992</td><td>WELLS, LARRY WAYNE &amp;</td><td>3</td><td>142,569</td><td>1000</td><td>13,030</td><td>1,247.00</td></tr> <tr><td>2013</td><td>2013-660021992</td><td>WELLS, LARRY WAYNE &amp;</td><td>3</td><td>136,820</td><td>1000</td><td>12,622</td><td>1,182.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660021992	WELLS, LARRY WAYNE &	3	183,110	1000	15,597	1,528.00	2024	2024-660021992	WELLS, LARRY WAYNE &	3	198,872	1000	15,115	1,452.00	2023	2023-660021992	WELLS, LARRY WAYNE &	3	146,078	1000	14,645	1,372.00	2022	2022-660021992	WELLS, LARRY WAYNE &	3	138,086	1000	14,189	1,390.00	2021	2021-660021992	WELLS, LARRY WAYNE &	3	136,205	1000	13,983	1,353.00	2020	2020-660021992	WELLS, LARRY WAYNE &	3	134,172	1000	13,759	1,329.00	2019	2019-660021992	WELLS, LARRY WAYNE &	3	130,936	1000	13,403	1,296.00	2018	2018-660021992	WELLS, LARRY WAYNE &	3	136,965	1000	14,066	1,309.00	2017	2017-660021992	WELLS, LARRY WAYNE &	3	135,835	1000	13,942	1,311.00	2016	2016-660021992	WELLS, LARRY WAYNE &	3	132,675	1000	13,594	1,280.00	2015	2015-660021992	WELLS, LARRY WAYNE &	3	133,470	1000	13,451	1,276.00	2014	2014-660021992	WELLS, LARRY WAYNE &	3	142,569	1000	13,030	1,247.00	2013	2013-660021992	WELLS, LARRY WAYNE &	3	136,820	1000	12,622	1,182.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660021992	WELLS, LARRY WAYNE &	3	183,110	1000	15,597	1,528.00																																																																																																																		
2024	2024-660021992	WELLS, LARRY WAYNE &	3	198,872	1000	15,115	1,452.00																																																																																																																		
2023	2023-660021992	WELLS, LARRY WAYNE &	3	146,078	1000	14,645	1,372.00																																																																																																																		
2022	2022-660021992	WELLS, LARRY WAYNE &	3	138,086	1000	14,189	1,390.00																																																																																																																		
2021	2021-660021992	WELLS, LARRY WAYNE &	3	136,205	1000	13,983	1,353.00																																																																																																																		
2020	2020-660021992	WELLS, LARRY WAYNE &	3	134,172	1000	13,759	1,329.00																																																																																																																		
2019	2019-660021992	WELLS, LARRY WAYNE &	3	130,936	1000	13,403	1,296.00																																																																																																																		
2018	2018-660021992	WELLS, LARRY WAYNE &	3	136,965	1000	14,066	1,309.00																																																																																																																		
2017	2017-660021992	WELLS, LARRY WAYNE &	3	135,835	1000	13,942	1,311.00																																																																																																																		
2016	2016-660021992	WELLS, LARRY WAYNE &	3	132,675	1000	13,594	1,280.00																																																																																																																		
2015	2015-660021992	WELLS, LARRY WAYNE &	3	133,470	1000	13,451	1,276.00																																																																																																																		
2014	2014-660021992	WELLS, LARRY WAYNE &	3	142,569	1000	13,030	1,247.00																																																																																																																		
2013	2013-660021992	WELLS, LARRY WAYNE &	3	136,820	1000	12,622	1,182.00																																																																																																																		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 21:42:55  
 Page 2

Lot Data	Square-Foot - NBHD 1056 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.4072 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 17,736.00 x 3.00 = 53,208 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 53,208		
<b>Residential Data</b> <b>Type</b> 1 Single Family Residence <b>Condition</b> 3 - Average <b>Quality</b> 2 - Fair <b>Architecture</b> <b>Style</b> 100% One Story <b>Exterior Wall</b> 80% Veneer, Stone 20% Frame, Siding, Wood <b>Base/Total Area</b> 1,646 / 1,646 <b>Style</b> 100% One Story <b>HVAC</b> 100% Warmed & Cooled Air <b>Roof Cover</b> 1 Composition Shingle <b>Area on Slab</b> 1,646 <b>Fixture/RghIn</b> 11 / <b>Bed/F/H Bath</b> 3 / 2.0 / <b>Basement Area</b> <b>Garage Type</b> 420 Attached Garage - Unfinished <b>Remodel</b> <b>Year/Eff Age</b> 1976 / 38		

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	153,827	93.46	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	2		
<b>Indicated Value</b>	169,290		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	119,032		
<b>Lot Value</b>	53,208		
<b>Indicated Value</b>	172,240	104.64	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	12,500		
<b>Total Value</b>	184,740	112.24	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	100.24	<b>Total Misc Impr</b>	+ 21,953				
<b>Roofing Adj</b>	+ 3.99	<b>Garage Cost</b>	+ 10,286				
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 233,397				
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 49%)</b>	- 114,365				
<b>Plumbing Adj</b>	+ 7.68	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 119,032				
<b>Adj Base Cost</b>	= 122.21	<b>Lot Value</b>	+ 53,208				
<b>Total Area</b>	x 1,646	<b>Indicated Value</b>	= 172,240				
<b>Adjusted Cost</b>	= 201,158	<b>Value Per SqFt</b>	104.64				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	53484		132	132	20.88		2,756
EPSW	ENCLOSED PORCH - SOLID WALL	53485		272	272	53.75		14,620



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

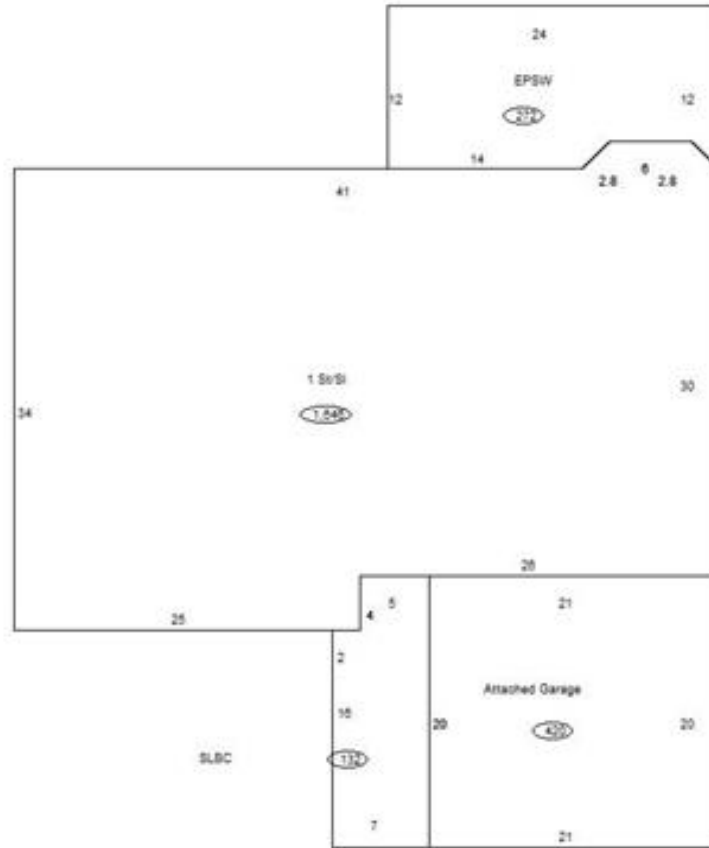
Date 04/16/2026

Time 21:42:55

Page 3

### Sketch Image

660021992



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,646	1.000	1,646
2	G	1		10	Attached Garage	420	1.000	420
3	M	PRCH		10	SLBC	132	1.000	132
4	M	EPSW		10	EPSW	272	1.000	272
<b>Total Building Area</b>						1,646		1,646



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 21:42:55  
 Page 4

660021992

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (25,000.00 x 1)	25,000	25,000	12,500	12,500
	STF	STG FAIR	16x16x0			256
	Qual 2	Cond 3	Year	Eff Age 1520		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x 256)	1,198	1,198	1,198	