



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:59:43
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Assessment Data					Primary Image																																																																																																																				
Account 660029481 Parcel ID 21N16E-34-4-00000-000-0000 Cadastral ID 34-21-16-01110 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 256188 PREBBLE, DAVID W & CHARLEEN J 24796-B S WELLS RANCH RD CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 24796 S WELLS RANCH RD Subdivision Lot/Block / Parcel Size 1.07 - Acres Sec/Twn/Rng 34 / 21 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.25083322 -95.58084807 TR IN E2 E2 SE, LYING SOUTH WATER LINE, DESC AS BEG 433.36 W & 406.50' N SE/C SE SE, N 204', , W 228.43', S 204', E 228.43' TO POB					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																																																																																																											
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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0776 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 46,940.00 x .85 = 39,820 Factor Value Adjustments 1.0000 Lot Value 39,820		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,656 / 1,656
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 46



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-11-29\IMG_00 11/29/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	146,240	88.31	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	83.07	Total Misc Impr	+ 9,502				
Roofing Adj	+ 3.81	Garage Cost	+ 13,023				
Subfloor Adj	+ 2.31	Total RCN	= 192,282				
Heat/Cool Adj	+ 10.30	Depreciation (55%)	- 105,755				
Plumbing Adj	+ 3.02	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 86,527				
Adj Base Cost	= 102.51	Lot Value	+ 39,820				
Total Area	x 1,656	Indicated Value	= 126,347				
Adjusted Cost	= 169,757	Value Per SqFt	76.30				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	86,527		
Lot Value	39,820		
Indicated Value	126,347	76.30	Per SqFt
Agland Value			
Site Improvements			
Total Value	126,347	76.30	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	4,576.55		4,577
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	70659	27x8		216	22.80		4,925



Rogers

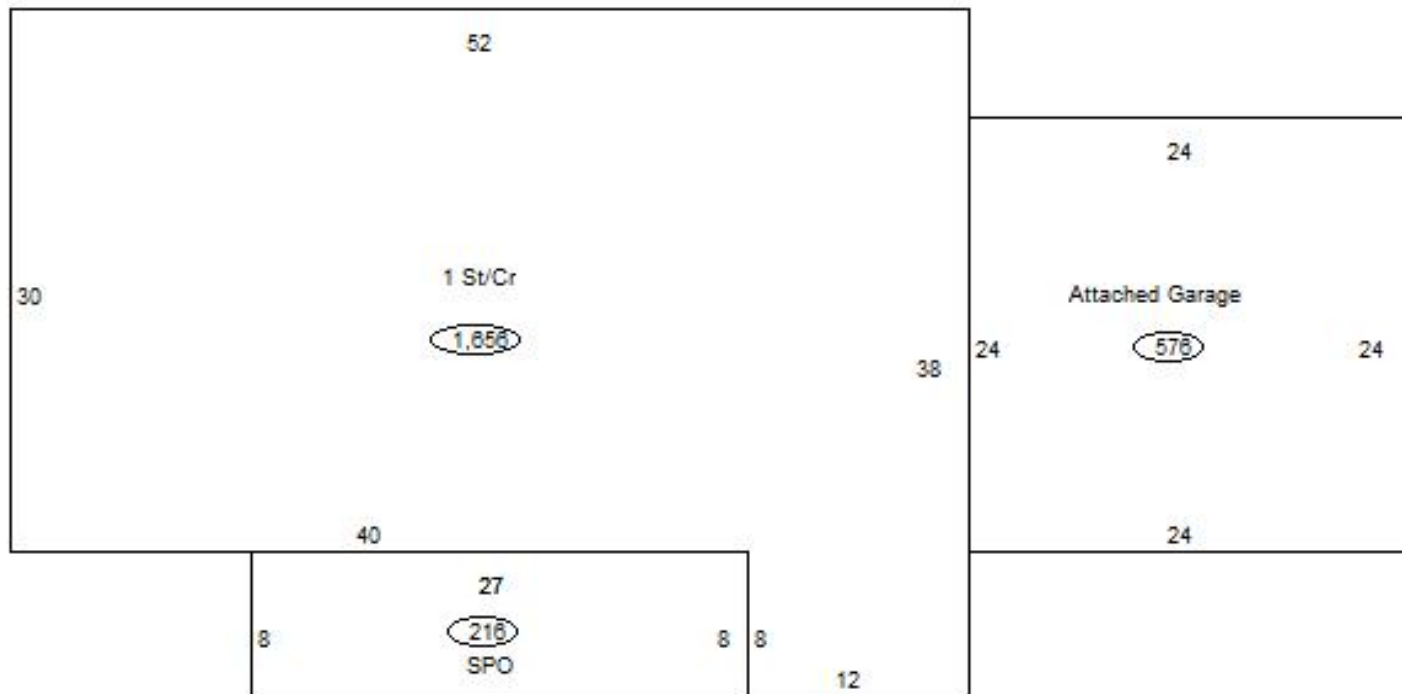
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,656	1.000	1,656
2	G	1		13	Attached Garage	576	1.000	576
3	M	EPKS		13	Screen Porch	216	1.000	216
Total Building Area						1,656		1,656



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
Valuation Summary			Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				