



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:17:44  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660052042 <b>Parcel ID</b> 000000-00-0-00502-001-0004 <b>Cadastral ID</b> 35-21-16-02930 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 333422 GREEN, ROSS W  24847 S WELLS RANCH RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 24847 S WELLS RANCH RD <b>Subdivision</b> MEADOWRANCH IV <b>Lot/Block</b> 0004 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 35 / 21 / 16 / 5 <b>Neighborhood</b> 1127 - R-V01,3,4-SE JUSTUS <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS					<p>\\tsclient\C\TOMS PC PICS\2019-02-21\IMG_0058.JPG 2/22/2019</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.25063558 -95.57824861 LOT 4 BLOCK 1 MEADOWRANCH IV																																																																																																																									
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Lot Data	Square-Foot - NBHD 1127 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0917	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	47,553.00 x 1.25 = 59,659	
Factor Value		
Adjustments	1.0000	
Lot Value	59,659	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Vinyl
Base/Total Area	1,827 / 1,827
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	500 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2002 / 18



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	230,249	126.03	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	237,940		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.17	Total Misc Impr	+	71,043			
Roofing Adj	+ 4.35	Garage Cost	+	13,720			
Subfloor Adj	+ 1.15	Total RCN	=	307,365			
Heat/Cool Adj	+ 11.47	Depreciation ( 22%)	-	67,620			
Plumbing Adj	+ 7.70	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	239,745			
Adj Base Cost	= 121.84	Lot Value	+	59,659			
Total Area	x 1,827	Indicated Value	=	299,404			
Adjusted Cost	= 222,602	Value Per SqFt		163.88			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	239,745		
Lot Value	59,659		
Indicated Value	299,404	163.88	Per SqFt
Agland Value			
Site Improvements	22,500		
Total Value	321,904	176.19	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2015	1	0.00	
PRCH	SLAB PORCH - COVERED	77644		132		132	23.83	3,146
EPSW	ENCLOSED PORCH - SOLID WALL	77645		38x31		1,178	56.90	67,028
PATO	SLAB PORCH - OPEN	125018		10x8		80	10.86	869



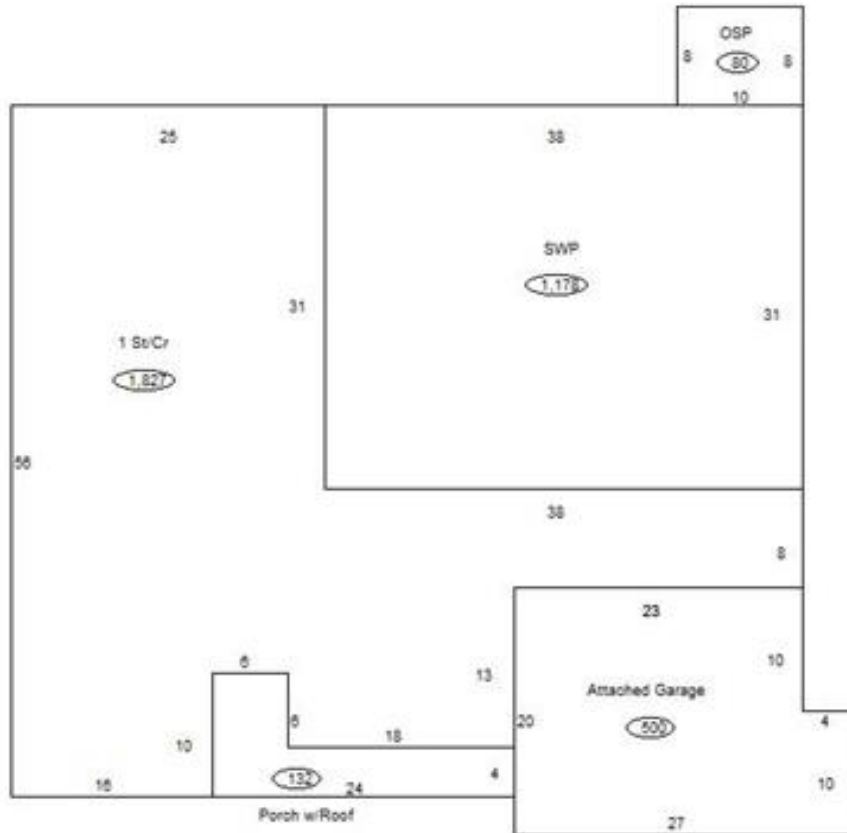
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Sketch Image

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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	1,827	1.000	1,827
2	G	1		13	Attached Garage	500	1.000	500
3	M	PRCH		13	SLBC	132	1.000	132
4	M	EPSW		13	EPSW	1,178	1.000	1,178
5	M	PATO		13	Open Slab	80	1.000	80
<b>Total Building Area</b>						<b>1,827</b>		<b>1,827</b>



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### 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 (10% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (25,000.00 x 1)	25,000		25,000	2,500	22,500



STF	STG FAIR		0x0x0		
Qual 2	Cond		Year		Eff Age

<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 )					