



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 11:28:57
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Assessment Data					Primary Image									
Account	660052043				No Image On File									
Parcel ID	000000-00-0-00502-001-0005													
Cadastral ID	35-21-16-02940													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 1												
Tax Area	5 - JUSTUS RURAL/NO FIRE													
Name ID	323437													
WELLS RANCH LLC														
115 N CHEROKEE CLAREMORE OK 74017-0000														
Parcel Location														
Situs														
Subdivision	MEADOWRANCH IV													
Lot/Block	0005 / 0001	Parcel Size 1 - Lots												
Sec/Twn/Rng	35 / 21 / 16 / 5													
Neighborhood	1127 - R-V01,3,4-SE JUSTUS													
School District	S009 - JUSTUS-TIAWAH SCHOOLS													
Legal Description Lat/Long: 36.25096713 -95.57823575														
Building Permits														
LOT 5 BLOCK 1 MEADOWRANCH IV														
<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														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					2681/523	SEIFRIED, JIM-SUCC TRUSTEE	12/18/2017	0	WB					
					2681/518	SEIFRIED, JIM CO-TRUSTEE	12/18/2017	0	WB					
					1071/200	YORK, DICK TRUSTEE	06/30/1997	0	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax						
Remove Cap	1998	Land Value	59,291	19,679	11%	2,165	Assessed	2,165	179.80					
Year Frozen	0	Improvements	0	0	0	Penalty	0							
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00						
TIF Project ID	0	Total Value	59,291	19,679	2,165	Total Taxable	2,165	180.00						
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660052043	WELLS RANCH LLC			5	59,291	0	2,062	171.00					
2024	2024-660052043	WELLS RANCH LLC			5	59,291	0	1,964	164.00					
2023	2023-660052043	WELLS RANCH LLC			5	17,000	0	1,870	156.00					
2022	2022-660052043	WELLS RANCH LLC			5	17,000	0	1,870	156.00					
2021	2021-660052043	WELLS RANCH LLC			5	17,000	0	1,870	159.00					
2020	2020-660052043	WELLS RANCH LLC			5	17,000	0	1,870	158.00					
2019	2019-660052043	WELLS RANCH LLC			5	17,000	0	1,870	162.00					
2018	2018-660052043	WELLS RANCH LLC			5	17,000	0	1,870	162.00					
2017	2017-660052043	YORK, DICK CO-TRUSTEE &			5	17,000	0	1,870	153.00					
2016	2016-660052043	YORK, DICK CO-TRUSTEE &			5	17,000	0	1,870	160.00					
2015	2015-660052043	YORK, DICK CO-TRUSTEE &			5	17,000	0	1,870	158.00					
2014	2014-660052043	YORK, DICK CO-TRUSTEE &			5	17,000	0	1,870	160.00					
2013	2013-660052043	YORK, DICK CO-TRUSTEE &			5	17,000	0	1,870	163.00					



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Lot Data		Square-Foot - NBHD 1127 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.0787							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	46,987.00 x 1.26 = 59,291							
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	59,291			Gross Rent	0.00			
Residential Data				Indicated Value				
Type				Multiple Regression				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				Direct Comparables				
Exterior Wall				Selection Model	A Adam Test			
Base/Total Area /				Adjustment Model	1 2022 Residential			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				Value Reconciliation				
Area on Slab				Selected Approach Cost Approach				
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	59,291			
Basement Area				Indicated Value	59,291	0.00	Per SqFt	
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age /				Total Value	59,291	0.00	Total Value Per SqFt	
Cost Approach				Manual : 01/2025				
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
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	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 59,291					
Total Area	x	Indicated Value	= 59,291					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value