



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 11:28:59
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Assessment Data					Primary Image									
Account	660052044				No Image On File									
Parcel ID	000000-00-0-00502-001-0006													
Cadastral ID	35-21-16-02950													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 1												
Tax Area	5 - JUSTUS RURAL/NO FIRE													
Name ID	333379													
CHASTAIN, AMBER D G & STANLEY D														
24807 S WELLS RANCH RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs														
Subdivision	MEADOWRANCH IV													
Lot/Block	0006 / 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: 36.25131508 -95.57826168														
Building Permits														
LOT 6 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					
					/	WELLS RANCH LLC	01/14/2021	22,500	YES					
					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	2022	Land Value	60,240	26,046	11%	2,865	Assessed	2,865	237.94					
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	60,240	26,046	2,865	Total Taxable	2,865	238.00						
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660052044	CHASTAIN, AMBER D G &			5	60,240	0	2,729	227.00					
2024	2024-660052044	CHASTAIN, AMBER D G &			5	60,240	0	2,599	217.00					
2023	2023-660052044	CHASTAIN, AMBER D G &			5	22,500	0	2,475	206.00					
2022	2022-660052044	CHASTAIN, AMBER D G &			5	22,500	0	2,475	206.00					
2021	2021-660052044	CHASTAIN, AMBER D G &			5	17,000	0	1,870	159.00					
2020	2020-660052044	WELLS RANCH LLC			5	17,000	0	1,870	158.00					
2019	2019-660052044	WELLS RANCH LLC			5	17,000	0	1,870	162.00					
2018	2018-660052044	WELLS RANCH LLC			5	17,000	0	1,870	162.00					
2017	2017-660052044	YORK, DICK CO-TRUSTEE &			5	17,000	0	1,870	153.00					
2016	2016-660052044	YORK, DICK CO-TRUSTEE &			5	17,000	0	1,870	160.00					
2015	2015-660052044	YORK, DICK CO-TRUSTEE &			5	17,000	0	1,870	158.00					
2014	2014-660052044	YORK, DICK CO-TRUSTEE &			5	17,000	0	1,870	160.00					
2013	2013-660052044	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	1.1122							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	48,447.00 x 1.24 = 60,240							
Factor Value								
Adjustments	1.0000							
Lot Value	60,240							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model A Adam Test				
Year/Eff Age	/			Adjustment Model 1 2022 Residential				
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	+ 60,240					
Total Area	x	Indicated Value	= 60,240					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				Value Reconciliation				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 60,240				
				Indicated Value 60,240 0.00 Per SqFt				
				Agland Value				
				Site Improvements				
				Total Value 60,240 0.00 Total Value Per SqFt				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value