



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 11:29:03
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Assessment Data					Primary Image									
Account	660052047				No Image On File									
Parcel ID	000000-00-0-00502-002-0001													
Cadastral ID	34-21-16-02980													
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	0001 / 0002	Parcel Size 1 - Lots												
Sec/Twn/Rng	34 / 21 / 16 / 5													
Neighborhood	1127 - R-V01,3,4-SE JUSTUS													
School District	S009 - JUSTUS-TIAWAH SCHOOLS													
Legal Description Lat/Long: 36.24960309 -95.57962595														
Building Permits														
LOT 1 BLOCK 2 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	45,702	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	45,702	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	2025-660052047	WELLS RANCH LLC			5	45,702	0	2,062	171.00					
2024	2024-660052047	WELLS RANCH LLC			5	45,702	0	1,964	164.00					
2023	2023-660052047	WELLS RANCH LLC			5	17,000	0	1,870	156.00					
2022	2022-660052047	WELLS RANCH LLC			5	17,000	0	1,870	156.00					
2021	2021-660052047	WELLS RANCH LLC			5	17,000	0	1,870	159.00					
2020	2020-660052047	WELLS RANCH LLC			5	17,000	0	1,870	158.00					
2019	2019-660052047	WELLS RANCH LLC			5	17,000	0	1,870	162.00					
2018	2018-660052047	WELLS RANCH LLC			5	17,000	0	1,870	162.00					
2017	2017-660052047	YORK, DICK CO-TRUSTEE &			5	17,000	0	1,870	153.00					
2016	2016-660052047	YORK, DICK CO-TRUSTEE &			5	17,000	0	1,870	160.00					
2015	2015-660052047	YORK, DICK CO-TRUSTEE &			5	17,000	0	1,870	158.00					
2014	2014-660052047	YORK, DICK CO-TRUSTEE &			5	17,000	0	1,870	160.00					
2013	2013-660052047	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	0.8009							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	34,887.00 x 1.31 = 45,702							
Factor Value								
Adjustments	1.0000							
Lot Value	45,702							
Residential Data				GRM Approach				
Type				GRM Code				
Condition	-			Gross Rent	0.00			
Quality	-			Indicated Value				
Architecture				Multiple Regression				
Style				MRA Code				
Exterior Wall				Adjusted R				
Base/Total Area	/			Indicated Value				
Style				Direct Comparables				
HVAC				Selection Model	A Adam Test			
Roof Cover				Adjustment Model	1 2022 Residential			
Area on Slab				Comparables				
Fixture/RghIn	/			Indicated Value				
Bed/F/H Bath	/ /			Value Reconciliation				
Basement Area				Selected Approach	Cost Approach			
Garage Type				Improvements				
Remodel				Lot Value	45,702			
Year/Eff Age	/			Indicated Value	45,702	0.00	Per SqFt	
				Agland Value				
				Site Improvements				
				Total Value	45,702	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	+ 45,702					
Total Area	x	Indicated Value	= 45,702					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value