



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 11:29:07
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Assessment Data				Primary Image					
Account	660052049			No Image On File					
Parcel ID	000000-00-0-00502-002-0003								
Cadastral ID	34-21-16-03000								
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	0003 / 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: 36.25021154 -95.57974490				Building Permits					
LOT 3 BLOCK 2 MEADOWRANCH IV				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	59,900	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	59,900	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	2025-660052049	WELLS RANCH LLC	5	59,900	0	2,062	171.00		
2024	2024-660052049	WELLS RANCH LLC	5	59,900	0	1,964	164.00		
2023	2023-660052049	WELLS RANCH LLC	5	17,000	0	1,870	156.00		
2022	2022-660052049	WELLS RANCH LLC	5	17,000	0	1,870	156.00		
2021	2021-660052049	WELLS RANCH LLC	5	17,000	0	1,870	159.00		
2020	2020-660052049	WELLS RANCH LLC	5	17,000	0	1,870	158.00		
2019	2019-660052049	WELLS RANCH LLC	5	17,000	0	1,870	162.00		
2018	2018-660052049	WELLS RANCH LLC	5	17,000	0	1,870	162.00		
2017	2017-660052049	YORK, DICK CO-TRUSTEE &	5	17,000	0	1,870	153.00		
2016	2016-660052049	YORK, DICK CO-TRUSTEE &	5	17,000	0	1,870	160.00		
2015	2015-660052049	YORK, DICK CO-TRUSTEE &	5	17,000	0	1,870	158.00		
2014	2014-660052049	YORK, DICK CO-TRUSTEE &	5	17,000	0	1,870	160.00		
2013	2013-660052049	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	1.1002							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	47,924.00 x 1.25 = 59,900			GRM Approach				
Factor Value				GRM Code				
Adjustments	1.0000			Gross Rent	0.00			
Lot Value	59,900			Indicated Value				
Residential Data				Multiple Regression				
Type				MRA Code				
Condition	-			Adusted R				
Quality	-			Indicated Value				
Architecture				Direct Comparables				
Style				Selection Model	A Adam Test			
Exterior Wall				Adjustment Model	1 2022 Residential			
Base/Total Area /				Comparables				
Style				Indicated Value				
HVAC				Value Reconciliation				
Roof Cover				Selected Approach	Cost Approach			
Area on Slab				Improvements				
Fixture/RghIn /				Lot Value	59,900			
Bed/F/H Bath / /				Indicated Value	59,900	0.00	Per SqFt	
Basement Area				Agland Value				
Garage Type				Site Improvements				
Remodel				Total Value	59,900	0.00	Total Value Per SqFt	
Year/Eff Age /								
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	+ 59,900					
Total Area	x	Indicated Value	= 59,900					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value