



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660052051													
Parcel ID	000000-00-0-00502-002-0005													
Cadastral ID	34-21-16-03020													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 1												
Tax Area	5 - JUSTUS RURAL/NO FIRE													
Name ID	309785													
MANLEY, DON & CYNTHIA														
PO BOX 3214 CLAREMORE OK 74018-0000														
Parcel Location														
Situs	24832 S WELLS RANCH RD													
Subdivision	MEADOWRANCH IV													
Lot/Block	0005 / 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: 36.25083363 -95.57974029														
Building Permits														
LOT 5 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					
					2329/169	YORK, DICK CO-TRUSTEE &	05/21/2013	147,000	WG					
					1791/615	MARINSHIP JOINT VENTURE	06/29/2006	0	4					
					1170/876	BASLER, J D & ASSOCIATES--INC	05/11/1999	130,000	Yes					
					1170/543	YORK, DICK CO-TRUSTEE &--JIM SEIF	05/05/1999	130,000	No					
					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	2000	Land Value	59,670	22,133	11%	2,435	Assessed	18,165	1,508.60					
Year Frozen	0	Improvements	174,340	143,003		15,730	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	234,010	165,136		18,165	Total Taxable	18,165	1,509.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660052051	MANLEY, DON & CYNTHIA			5	229,904	0	17,300	1,437.00					
2024	2024-660052051	MANLEY, DON & CYNTHIA			5	241,621	0	16,476	1,375.00					
2023	2023-660052051	MANLEY, DON & CYNTHIA			5	142,652	0	15,692	1,307.00					
2022	2022-660052051	MANLEY, DON & CYNTHIA			5	140,455	0	15,450	1,285.00					
2021	2021-660052051	MANLEY, DON & CYNTHIA			5	141,367	0	15,550	1,319.00					
2020	2020-660052051	MANLEY, DON & CYNTHIA			5	140,746	0	15,458	1,309.00					
2019	2019-660052051	MANLEY, DON & CYNTHIA			5	133,835	0	14,722	1,275.00					
2018	2018-660052051	MANLEY, DON & CYNTHIA			5	147,084	0	16,179	1,403.00					
2017	2017-660052051	MANLEY, DON & CYNTHIA			5	144,200	0	15,862	1,294.00					
2016	2016-660052051	MANLEY, DON & CYNTHIA			5	140,000	0	15,400	1,314.00					
2015	2015-660052051	MANLEY, DON & CYNTHIA			5	140,000	0	15,400	1,301.00					
2014	2014-660052051	MANLEY, DON & CYNTHIA			5	140,000	0	15,400	1,322.00					
2013	2013-660052051	MANLEY, DON & CYNTHIA			5	162,491	0	17,040	1,484.00					



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Lot Data		Square-Foot - NBHD 1127 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0921		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	47,570.00 x 1.25 = 59,670		
Factor Value			
Adjustments	1.0000		
Lot Value	59,670		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,428 / 2,100
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,428
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1998 / 21

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	210,504 100.24 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	214,160 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	174,340
Lot Value	59,670
Indicated Value	234,010 111.43 Per SqFt
Agland Value	
Site Improvements	
Total Value	234,010 111.43 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	81.89	Total Misc Impr	+ 7,727
Roofing Adj	+ 3.05	Garage Cost	+ 11,700
Subfloor Adj	+ -0.81	Total RCN	= 234,278
Heat/Cool Adj	+ 11.47	Depreciation (27%)	- 63,255
Plumbing Adj	+ 6.71	Lump Sums	+ 3,317
Basement Adj	+ 0.00	RCNLD	= 174,340
Adj Base Cost	= 102.31	Lot Value	+ 59,670
Total Area	x 2,100	Indicated Value	= 234,010
Adjusted Cost	= 214,851	Value Per SqFt	111.43

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	77653	22x5		110	23.92		2,631
WODO	WOOD DECK - OPEN	77654	16x12		192	21.24	45%	2,243
WODO	WOOD DECK - OPEN	77655	10x6		60	27.54	35%	1,074



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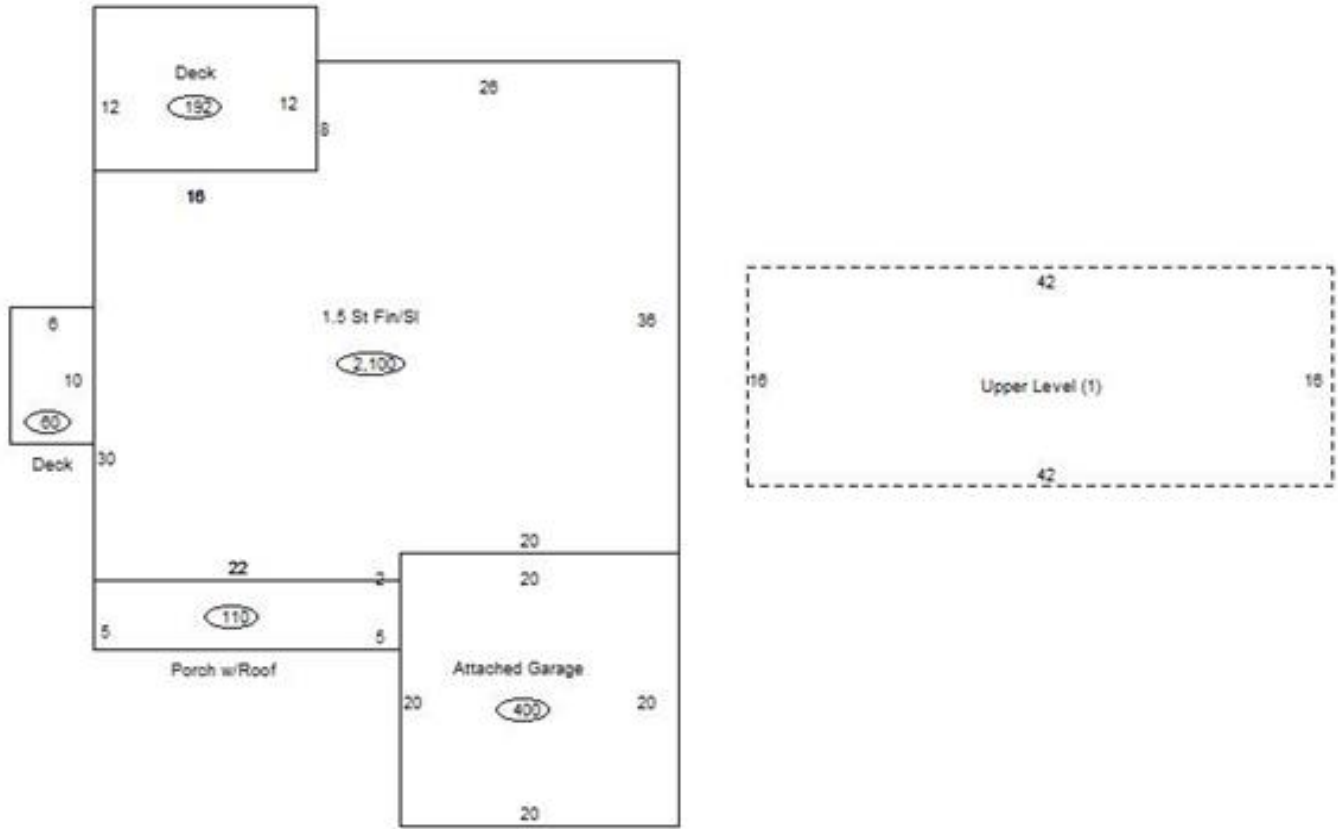
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,428	1.471	2,100
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	110	1.000	110
4	M	WODO		13	WODO	192	1.000	192
5	M	WODO		13	WODO	60	1.000	60
6	U	^UL		13	Upper Level (1)	672	1.000	672
Total Building Area						1,428		2,100



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	CP	Carport Dirt	18x20x0			360
	Qual	Cond	Year	Eff Age		
	Valuation Summary Base Cost (3.50 x 360)		1,260	Modifier Total	RCN 1,260	Depr (100% Phys/ % Func) 1,260