



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 05:10:59
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Assessment Data					Primary Image																																																																																																																				
Account 660052052 Parcel ID 000000-00-0-00502-002-0006 Cadastral ID 34-21-16-03030 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 332113 ABBOTT, CODY & JESSICA 24822 S WELLS RANCH RD CLAREMORE OK 74019-0000 Parcel Location Situs 24822 S WELLS RANCH RD Subdivision MEADOWRANCH IV Lot/Block 0006 / 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 Lot/Long: 36.25115044 -95.57974497																																																																																																																									
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Lot Data	Square-Foot - NBHD 1127 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0906 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 47,508.00 x 1.26 = 59,630 Factor Value Adjustments 1.0000 Lot Value 59,630		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Siding, Vinyl 10% Veneer, Masonry
Base/Total Area	1,494 / 1,854
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,494
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	360 Attached Garage - Unfinished 2 Stalls
Remodel	RMA -
Year/Eff Age	1998 / 13

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-11-29\IMG_00 11/29/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	191,839	103.47	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	232,570		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	82.58	Total Misc Impr	+ 9,750				
Roofing Adj	+ 3.51	Garage Cost	+ 10,800				
Subfloor Adj	+ -0.98	Total RCN	= 219,744				
Heat/Cool Adj	+ 11.47	Depreciation (15%)	- 32,962				
Plumbing Adj	+ 10.86	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 186,782				
Adj Base Cost	= 107.44	Lot Value	+ 59,630				
Total Area	x 1,854	Indicated Value	= 246,412				
Adjusted Cost	= 199,194	Value Per SqFt	132.91				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	186,782		
Lot Value	59,630		
Indicated Value	246,412	132.91	Per SqFt
Agland Value			
Site Improvements			
Total Value	246,412	132.91	Total Value Per SqFt

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	77659	22x6		132	23.83		3,146
PATO	SLAB PORCH - OPEN	77660	16x9		144	10.47		1,508



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						