



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 01:05:53
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Assessment Data					Primary Image																																																																																																																				
Account 660052277 Parcel ID 21N16E-34-4-00000-000-0000 Cadastral ID 34-21-16-01115 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 266188 TEEL, THADDEUS D & KYNDRA L 24826 S WELLS RANCH RD N #A CLAREMORE OK 74019-0000 Parcel Location Situs 24826 WELLS RANCH RD N Subdivision Lot/Block / Parcel Size 1.27 - Acres Sec/Twn/Rng 34 / 21 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.25143620 -95.58081043 TR IN SE SE, BEG 433.36' W & 610.50' N SE/C FOR POB, N 266.36' TO S/L WATER LINE, S 78-34 W 233', S 218.84', E 228.43' TO POB										Building Permits <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																																																																																																						
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.2274		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	53,466.00 x .80 = 42,691		
Factor Value			
Adjustments	1.0000		
Lot Value	42,691		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-11-29\IMG_001 11/29/2023

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,693 / 2,693
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	2,693
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	918 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1965 / 42

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	261,075	96.95	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	87.11	Total Misc Impr	+ 8,642				
Roofing Adj	+ 4.05	Garage Cost	+ 23,556				
Subfloor Adj	+ -1.05	Total RCN	= 285,421				
Heat/Cool Adj	+ 1.84	Depreciation (50%)	- 142,711				
Plumbing Adj	+ 2.08	Lump Sums	+ 7,619				
Basement Adj	+ 0.00	RCNLD	= 150,329				
Adj Base Cost	= 94.03	Lot Value	+ 42,691				
Total Area	x 2,693	Indicated Value	= 193,020				
Adjusted Cost	= 253,223	Value Per SqFt	71.67				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	150,329		
Lot Value	42,691		
Indicated Value	193,020	71.67	Per SqFt
Agland Value			
Site Improvements	337		
Total Value	193,357	71.80	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	77908	35x5		175	22.05		3,859
PRCH	SLAB PORCH - COVERED	77909	27x8		216	23.51		5,078
PRCH	SLAB PORCH - COVERED	77910	50x3		150	23.76		3,564
WODO	WOOD DECK - OPEN	140616	28x6		168	22.38		3,760



Rogers

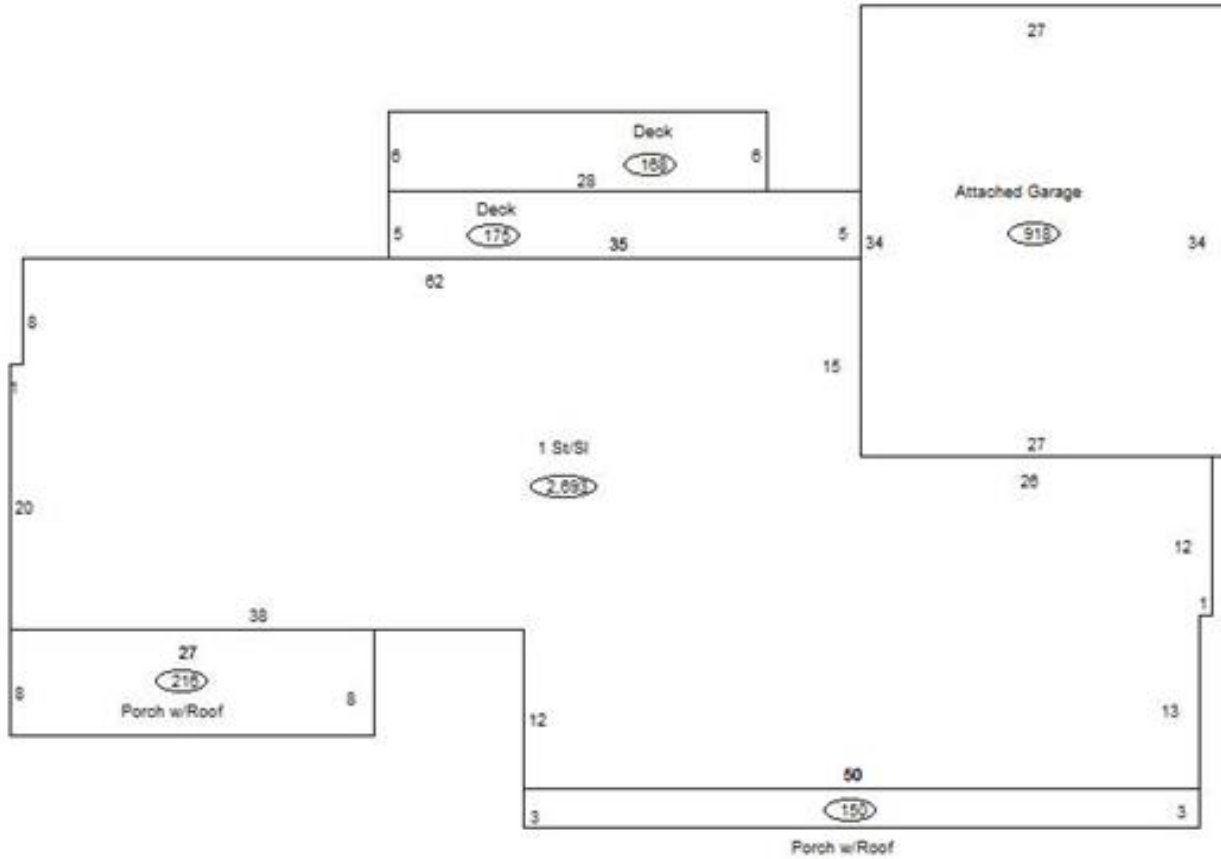
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,693	1.000	2,693
2	G	1		13	Attached Garage	918	1.000	918
3	M	WODO		13	WODO	175	1.000	175
4	M	PRCH		13	SLBC	216	1.000	216
5	M	PRCH		13	SLBC	150	1.000	150
6	M	WODO		13	WODO	168	1.000	168
Total Building Area						2,693		2,693



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			240	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 240)		1,123		1,123	786	337
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						