



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 05:13:05
 Page 1

Assessment Data					Primary Image																			
Account 660063263 Parcel ID 000000-00-0-00829-001-0022 Cadastral ID 34-21-16-03370 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 326101 LUIKEY, MICHAEL & AMY 24627 S WELLS RANCH RD CLAREMORE OK 74019-0000 Parcel Location Situs 24627 S WELLS RANCH RD Subdivision TIMBER VIEW Lot/Block 0022 / 0001 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					<p>\\tsclient\A\TOMMY DUNLAP\New folder (305)\IMG_0009.JPG 11/30/2023</p>																			
Legal Description Lot/Long: 36.25542682 -95.57949828																								
LOT 22 BLOCK 1 TIMBER VIEW					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>R21</td> <td>R22- NEW POOL</td> <td>04/2021</td> <td>09/2021</td> <td></td> </tr> <tr> <td>R19</td> <td>R20- NEW 911 ADDRESS ASSGND</td> <td>11/2018</td> <td>10/2019</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21	R22- NEW POOL	04/2021	09/2021		R19	R20- NEW 911 ADDRESS ASSGND	11/2018	10/2019	
Number	Description	Opened	Closed	Amount																				
R21	R22- NEW POOL	04/2021	09/2021																					
R19	R20- NEW 911 ADDRESS ASSGND	11/2018	10/2019																					
Exemptions					Sale History																			
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
H	Homestead	Yes	1,000	1,000	/	LONGHORN CONSTRUCTION LLC DBA/	10/11/2019	0	4															
					/	LUIKEY, MICHAEL & AMY	02/08/2019	0	4															
					/	M&J CONCRETE	10/30/2018	30,000	YES															
					2611/653	BASLER, J D & ASSOCIATES INC	01/18/2017	17,500	YES															
					2088/460	BISWELL, BESSIE A THE LLC	03/02/2010	15,000	YES															
					1161/257	YORK, DICK CO-TRUSTEE &-JIM SEIF	03/15/1999	50,000	No															
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax															
Remove Cap	2019		Land Value 58,798	34,600	11%	3,806	Assessed	39,779	3,303.65															
Year Frozen	0		Improvements 375,243	327,028		35,973	Penalty	0																
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-83.00															
TIF Project ID	0		Total Value 434,041	361,628		39,779	Total Taxable	38,779	3,221.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660063263	LUIKEY, MICHAEL & AMY			5	422,960	1000	37,621	3,124.00															
2024	2024-660063263	LUIKEY, MICHAEL & AMY			5	440,308	1000	36,497	3,046.00															
2023	2023-660063263	LUIKEY, MICHAEL & AMY			5	374,265	1000	35,404	2,948.00															
2022	2022-660063263	LUIKEY, MICHAEL & AMY			5	367,368	1000	34,343	2,857.00															
2021	2021-660063263	LUIKEY, MICHAEL & AMY			5	292,634	1000	31,190	2,646.00															
2020	2020-660063263	LUIKEY, MICHAEL & AMY			5	287,666	1000	30,643	2,594.00															
2019	2019-660063263	LONGHORN CONSTRUCTION LLC DBA			5	30,000	0	3,300	286.00															
2018	2018-660063263	M&J CONCRETE			5	17,000	0	1,870	162.00															
2017	2017-660063263	M&J CONCRETE			5	17,000	0	1,870	153.00															
2016	2016-660063263	BASLER, J D & ASSOCIATES INC			5	17,000	0	1,870	160.00															
2015	2015-660063263	BASLER, J D & ASSOCIATES INC			5	17,000	0	1,870	158.00															
2014	2014-660063263	BASLER, J D & ASSOCIATES INC			5	25,000	0	1,819	156.00															
2013	2013-660063263	BASLER, J D & ASSOCIATES INC			5	25,000	0	1,733	151.00															



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Date 04/18/2026
 Time 05:13:05
 Page 2

Lot Data		Square-Foot - NBHD 1127 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0613		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	46,228.00 x 1.27 = 58,798		
Factor Value			
Adjustments	1.0000		
Lot Value	58,798		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	2,289 / 2,650
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,289
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	935 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	414,858 156.55 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	351,543
Lot Value	58,798
Indicated Value	410,341 154.85 Per SqFt
Agland Value	
Site Improvements	23,700
Total Value	434,041 163.79 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	94.03	Total Misc Impr	+ 25,813
Roofing Adj	+ 4.51	Garage Cost	+ 34,791
Subfloor Adj	+ -2.94	Total RCN	= 370,045
Heat/Cool Adj	+ 14.47	Depreciation (5%)	- 18,502
Plumbing Adj	+ 6.70	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 351,543
Adj Base Cost	= 116.77	Lot Value	+ 58,798
Total Area	x 2,650	Indicated Value	= 410,341
Adjusted Cost	= 309,441	Value Per SqFt	154.85

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	143287	27x12		324	28.40		9,202
PRCH	SLAB PORCH - COVERED	143290	36x10		360	28.28		10,181
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	6,429.63		6,430
SHLT	STORM SHELTER			1	2019	1	0.00	



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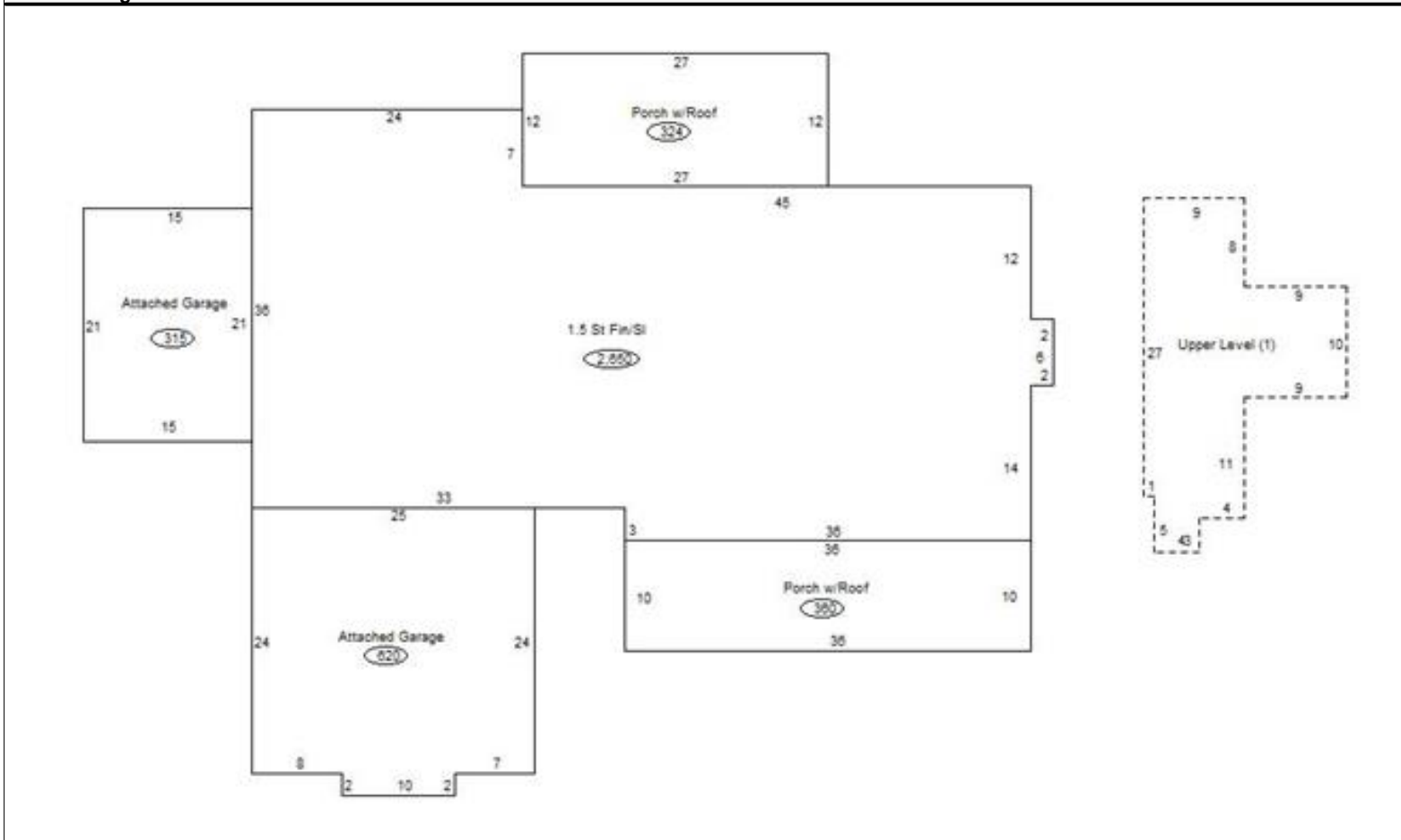
Date 04/18/2026

Time 05:13:05

Page 3

Sketch Image

660063263



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	2,289	1.158	2,650
2	U	^UL		13	Upper Level (1)	361	1.000	361
3	M	PRCH		13	SLBC	324	1.000	324
4	G	1		13	Attached Garage	620	1.000	620
5	G	1		13	Attached Garage	315	1.000	315
6	M	PRCH		13	SLBC	360	1.000	360
Total Building Area						2,289		2,650



Rogers


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Date 04/18/2026
Time 05:13:06
Page 4

660063263

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual 3	Cond 3	Year 2021	Eff Age 4		
		Valuation Summary	Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	6,300	23,700