



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 660063264 Parcel ID 000000-00-0-00829-001-0023 Cadastral ID 34-21-16-03380 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 346213 ARNOLD, JAMIE K 24637 S WELLS RANCH RD CLAREMORE OK 74019-0000 Parcel Location Situs 24637 S WELLS RANCH RD Subdivision TIMBER VIEW Lot/Block 0023 / 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 style="text-align: right; color: orange;">11/29/2023</p> <p>\\tsclient\A\TOMMY DUNLAP\New folder (305)\IMG_0007.JPG 11/30/2023</p>				
Legal Description Lot/Long: 36.25502127 -95.57952758									
LOT 23 BLOCK 1 TIMBER VIEW					Building Permits				
					Number	Description	Opened	Closed	Amount
					8580	R5-FINISH BONUS ROOM**FINAL WILL	04/2004	11/2004	8,400
					7254	R4 NEW HOME	03/2002	02/2004	104,000
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	STRIPLIN, KALEB C &	01/06/2025	298,000	YES
					1616/218	OKLAHOMA NATIONAL BANK &-TRUS	08/30/2004	182,000	YES
					1571/439	CLERE CONSTRUCTION LLC	08/29/2003	0	8
					1362/426	IAMS, JODY D & BROOKE M	03/13/2002	18,000	YES
					1215/354	CUSTER, CHARLES L &	02/23/2000	21,500	Yes
					1109/889	YORK, DICK CO-TRUSTEE &-JIM SEIF	04/28/1998	22,000	Yes
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax
Remove Cap	2026	Land Value	69,890	69,890	11%	7,688	Assessed	32,780	2,722.38
Year Frozen	0	Improvements	228,110	228,110		25,092	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	298,000	298,000		32,780	Total Taxable	32,780	2,722.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660063264	ARNOLD, JAMIE K			5	278,505	0	28,310	2,351.00
2024	2024-660063264	STRIPLIN, KALEB C &			5	292,574	0	26,961	2,250.00
2023	2023-660063264	STRIPLIN, KALEB C &			5	233,432	0	25,678	2,138.00
2022	2022-660063264	STRIPLIN, KALEB C &			5	236,029	0	24,901	2,071.00
2021	2021-660063264	STRIPLIN, KALEB C &			5	215,595	0	23,715	2,012.00
2020	2020-660063264	STRIPLIN, KALEB C &			5	213,990	0	23,399	1,981.00
2019	2019-660063264	STRIPLIN, KALEB C &			5	202,593	0	22,285	1,930.00
2018	2018-660063264	STRIPLIN, KALEB C &			5	208,447	0	22,929	1,988.00
2017	2017-660063264	STRIPLIN, KALEB C &			5	206,630	0	22,729	1,854.00
2016	2016-660063264	STRIPLIN, KALEB C &			5	200,870	0	22,096	1,885.00
2015	2015-660063264	STRIPLIN, KALEB C &			5	194,191	0	21,361	1,805.00
2014	2014-660063264	STRIPLIN, KALEB C &			5	205,813	1000	19,672	1,688.00
2013	2013-660063264	STRIPLIN, KALEB C &			5	193,198	1000	19,070	1,661.00



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Lot Data		Square-Foot - NBHD 1127 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0776		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	46,942.00 x 1.26 = 59,262		
Factor Value			
Adjustments	1.1793		
Lot Value	69,890		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,795 / 2,035
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	676 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2002 / 18

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	261,206 128.36 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	264,860 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	228,110
Lot Value	69,890
Indicated Value	298,000 146.44 Per SqFt
Agland Value	
Site Improvements	
Total Value	298,000 146.44 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.71	Total Misc Impr	+ 8,034
Roofing Adj	+ 4.24	Garage Cost	+ 20,327
Subfloor Adj	+ 0.00	Total RCN	= 285,137
Heat/Cool Adj	+ 12.64	Depreciation (20%)	- 57,027
Plumbing Adj	+ 9.59	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 228,110
Adj Base Cost	= 126.18	Lot Value	+ 69,890
Total Area	x 2,035	Indicated Value	= 298,000
Adjusted Cost	= 256,776	Value Per SqFt	146.44

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	81095	288		288	26.03		7,497
PRCH	SLAB PORCH - COVERED	81097	5x4		20	26.87		537



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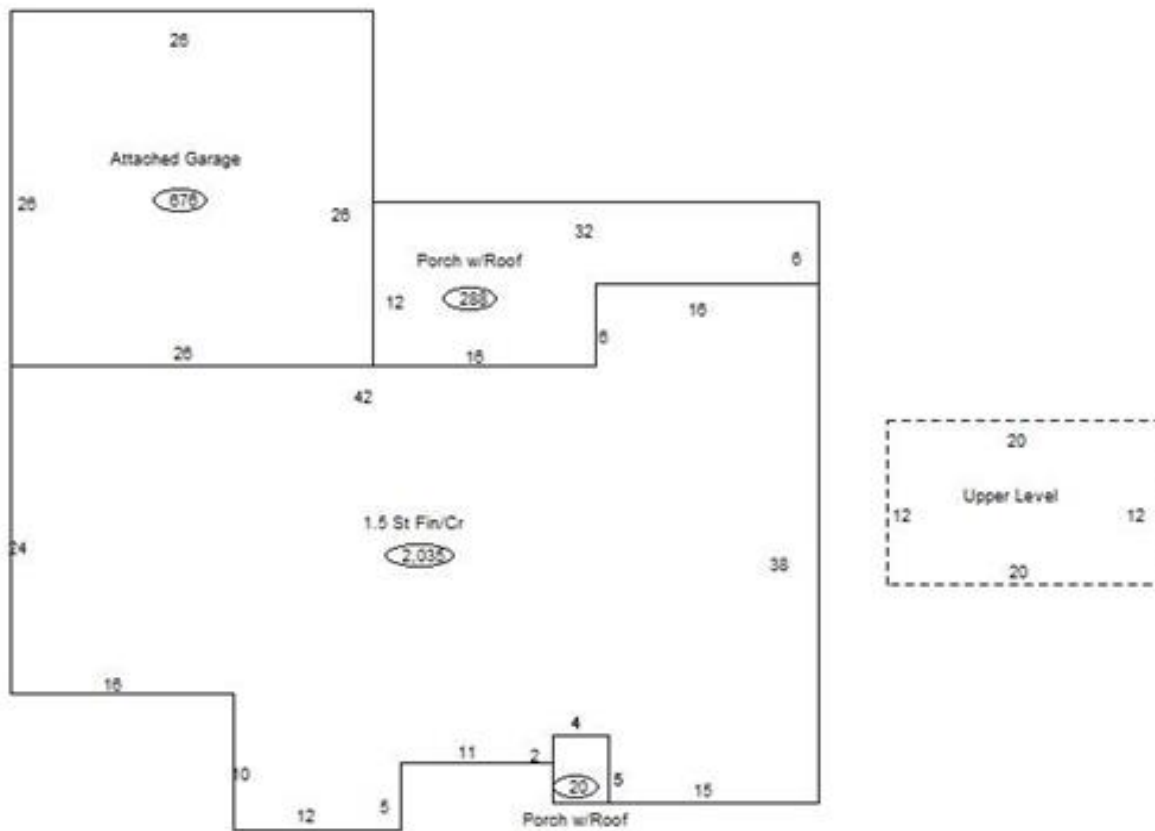
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,795	1.134	2,035
2	G	1		13	Attached Garage	676	1.000	676
3	M	PRCH		13	SLBC	288	1.000	288
4	U	^UL	Overhang	13	Upper Level	240	1.000	240
5	M	PRCH		13	SLBC	20	1.000	20
Total Building Area						1,795		2,035



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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		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						