



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 660063265 Parcel ID 000000-00-0-00829-001-0024 Cadastral ID 34-21-16-03390 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 280827 WOFFORD, JOHN & BELINDA J 24647 S WELLS RANCH RD CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 24647 S WELLS RANCH RD Subdivision TIMBER VIEW Lot/Block 0024 / 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																																																																																																																									
Legal Description Lat/Long: 36.25459298 -95.57949046					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>6168</td> <td>NEW HOME</td> <td>09/2000</td> <td>01/2001</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	6168	NEW HOME	09/2000	01/2001																																																																																																							
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Lot Data	Square-Foot - NBHD 1127 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0684 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 46,542.00 x 1.27 = 59,002 Factor Value Adjustments 1.0000 Lot Value 59,002		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,416 / 2,416
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,416
Fixture/RghIn	14 /
Bed/F/H Bath	2 / 2.5 /
Basement Area	
Garage Type	675 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2000 / 20



\\tsclient\TLOGAN\LOGAN RESIDENTIAL VI\2023-11-30\IMG_001 11/30/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	286,588	118.62	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	324,310 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	103.81	Total Misc Impr	+	9,895	
Roofing Adj	+ 4.53	Garage Cost	+	20,304	
Subfloor Adj	+ -2.18	Total RCN	=	336,741	
Heat/Cool Adj	+ 12.64	Depreciation (23%)	-	77,450	
Plumbing Adj	+ 8.08	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	259,291	
Adj Base Cost	= 126.88	Lot Value	+	59,002	
Total Area	x 2,416	Indicated Value	=	318,293	
Adjusted Cost	= 306,542	Value Per SqFt		131.74	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	259,291		
Lot Value	59,002		
Indicated Value	318,293	131.74	Per SqFt
Agland Value			
Site Improvements			
Total Value	318,293	131.74	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	81100	27x5		135	26.51		3,579
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	81101	17x10		170	29.18		4,961
PATO	SLAB PORCH - OPEN	81102	120		120	11.29		1,355



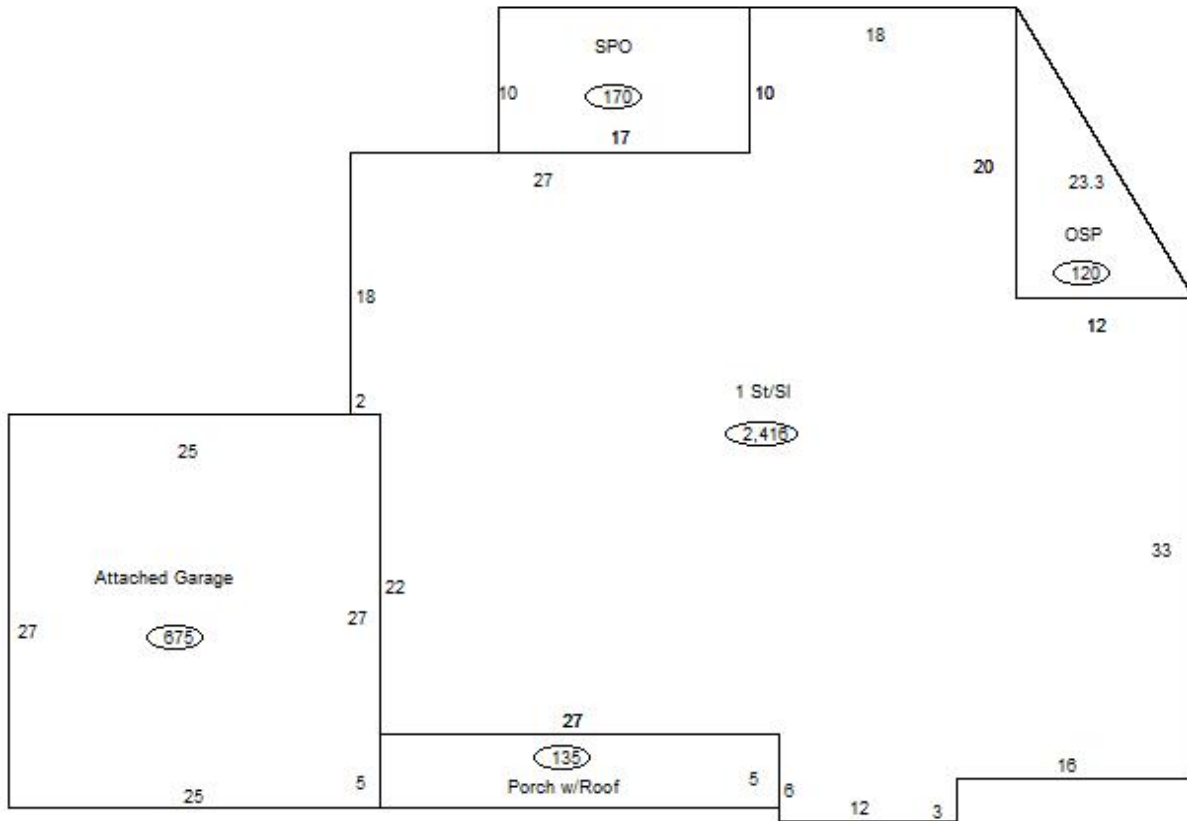
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Sketch Image

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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/SI	2,416	1.000	2,416
2	G	1		13	Attached Garage	675	1.000	675
3	M	PRCH		13	SLBC	135	1.000	135
4	M	EPKS		13	Screen Porch	170	1.000	170
5	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						2,416		2,416



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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)						