



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 660063269 Parcel ID 000000-00-0-00829-001-0028 Cadastral ID 34-21-16-03430 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 316748 UNDERWOOD, CHRISTOPHER & KIMBERLY 24687 WELLS RANCH RD CLAREMORE OK 74019-0000 Parcel Location Situs 24687 S WELLS RANCH RD Subdivision TIMBER VIEW Lot/Block 0028 / 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\T\LOGAN\LOGAN RESIDENTIAL VI\2023-11-30\IMG_00' 11/30/2023</p>																																																											
Legal Description Lat/Long: 36.25295110 -95.57950175																																																																
LOT 28 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> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																		
Number	Description	Opened	Closed	Amount																																																												
Exemptions					Sale History																																																											
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																																							
HV	Veteran	Yes	999,999	44,369	2509/66	BOLAY-CHISUM, HOLLY	10/28/2015	243,000	YES																																																							
					2326/340	SEC OF VETERANS AFFAIRS	04/30/2013	150,000	3																																																							
					2281/222	ZIMMERMAN, STUART E &	10/18/2012	0	10																																																							
					2027/30	STEELMON, DANNY W	05/12/2009	265,000	YES																																																							
					1474/1	GOULD, WAYNE & KATHY	05/01/2003	230,000	YES																																																							
					1232/735	BASLER, J D & ASSOCIATES-INC	06/08/2000	180,000	Yes																																																							
Parcel Valuation																																																																
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax																																																							
Remove Cap	2016	Land Value	58,410	45,253	11%	4,978	Assessed	44,369	3,684.85																																																							
Year Frozen	0	Improvements	392,286	358,105		39,391	Penalty	0																																																								
Uncapped Value	0	Mobile Home	0	0		0	Exemption	44,369	-3,685.00																																																							
TIF Project ID	0	Total Value	450,696	403,358		44,369	Total Taxable	0	0.00																																																							
Assessment History																																																																
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																							
2025	2025-660063269	UNDERWOOD, CHRISTOPHER &			5	428,536	43078		.00																																																							
2024	2024-660063269	UNDERWOOD, CHRISTOPHER &			5	444,001	0	41,822	3,490.00																																																							
2023	2023-660063269	UNDERWOOD, CHRISTOPHER &			5	276,320	0	30,395	2,531.00																																																							
2022	2022-660063269	UNDERWOOD, CHRISTOPHER &			5	276,014	0	30,362	2,526.00																																																							
2021	2021-660063269	UNDERWOOD, KIMBERLY & CHRISTOPHER &			5	263,300	0	28,963	2,457.00																																																							
2020	2020-660063269	UNDERWOOD, KIMBERLY & CHRISTOPHER &			5	261,361	0	28,593	2,421.00																																																							
2019	2019-660063269	UNDERWOOD, KIMBERLY & CHRISTOPHER &			5	247,559	0	27,231	2,358.00																																																							
2018	2018-660063269	UNDERWOOD, KIMBERLY & CHRISTOPHER &			5	254,583	0	28,004	2,428.00																																																							
2017	2017-660063269	UNDERWOOD, KIMBERLY & CHRISTOPHER &			5	252,322	0	27,755	2,264.00																																																							
2016	2016-660063269	UNDERWOOD, KIMBERLY & CHRISTOPHER &			5	245,262	0	26,979	2,301.00																																																							
2015	2015-660063269	BOLAY-CHISUM, HOLLY			5	242,192	0	26,641	2,251.00																																																							
2014	2014-660063269	BOLAY-CHISUM, HOLLY			5	254,802	0	28,028	2,405.00																																																							
2013	2013-660063269	BOLAY-CHISUM, HOLLY			5	265,859	0	28,084	2,446.00																																																							



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Lot Data		Square-Foot - NBHD 1127 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0476		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	45,632.00 x 1.28 = 58,410		
Factor Value			
Adjustments	1.0000		
Lot Value	58,410		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-11-30\IMG_00 11/30/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Vinyl
Base/Total Area	2,702 / 2,702
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,702
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2000 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	403,201	149.22	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	345,820 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.31	Total Misc Impr	+ 12,753
Roofing Adj	+ 4.45	Garage Cost	+ 15,527
Subfloor Adj	+ -2.10	Total RCN	= 359,356
Heat/Cool Adj	+ 12.64	Depreciation (23%)	- 82,652
Plumbing Adj	+ 7.23	Lump Sums	+ 2,953
Basement Adj	+ 0.00	RCNLD	= 279,657
Adj Base Cost	= 122.53	Lot Value	+ 58,410
Total Area	x 2,702	Indicated Value	= 338,067
Adjusted Cost	= 331,076	Value Per SqFt	125.12

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	279,657		
Lot Value	58,410		
Indicated Value	338,067	125.12	Per SqFt
Agland Value			
Site Improvements	112,629		
Total Value	450,696	166.80	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	81105	19x5		95	26.63		2,530
PATO	SLAB PORCH - OPEN	81106	15x8		120	11.29		1,355
PATO	SLAB PORCH - OPEN	81107	18x12		216	10.28		2,220
PATO	SLAB PORCH - OPEN	81108	90		90	11.48		1,033
WODO	WOOD DECK - OPEN	81109	185		185	22.80	30%	2,953



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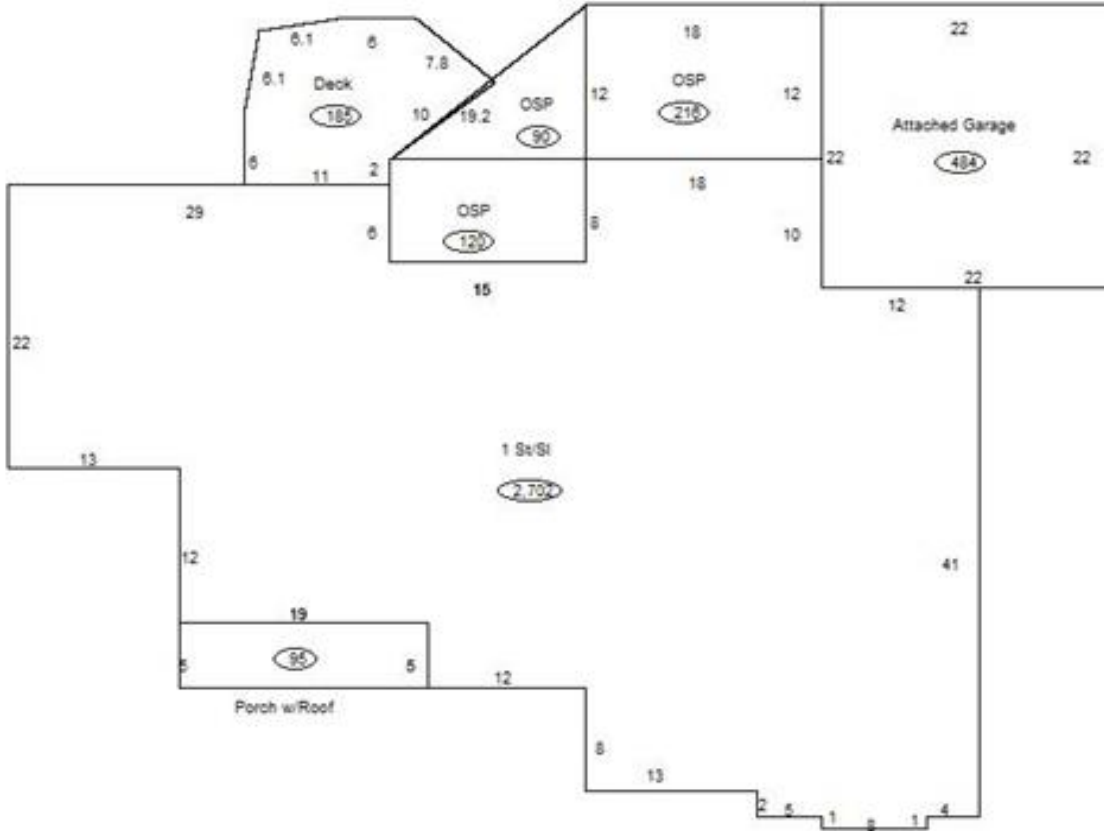
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,702	1.000	2,702
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	95	1.000	95
4	M	PATO		13	Open Slab	120	1.000	120
5	M	PATO		13	Open Slab	216	1.000	216
6	M	PATO		13	Open Slab	90	1.000	90
7	M	WODO		13	WODO	185	1.000	185
Total Building Area						2,702		2,702



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year 2023	Eff Age	2	
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)		RCNLD
Base Cost (25,000.00 x 1)		25,000		25,000	2,500	22,500
	ODFP	Outdoor Fireplace/Firepit	0x0x0			1
	Qual 3	Cond 3	Year 2023	Eff Age	2	
Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)		RCNLD
Base Cost (2,751.55 x 1)		2,752		2,752	330	2,422
	GA	GAZEBO AVG	15x15x0			1
	Qual 3	Cond 3	Year 2023	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
Base Cost (8,350.00 x 1)		8,350		8,350		8,350
	UTIL	Shop Building	45x65x12	Concrete	Formed Metal	2,925
	Qual 3	Cond 3	Year 2023	Eff Age	2	
Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)		RCNLD
Base Cost (25.41 x 2,925)		74,324		74,324	2,230	72,094
	LNT0	Lean To - Attached	40x10x10	Concrete	Formed Metal	400
	Qual 3	Cond 3	Year 2023	Eff Age	2	
Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)		RCNLD
Base Cost (13.70 x 400)		5,480		5,480	658	4,822
	LNT0	Lean To - Attached	20x10x10	Concrete	Formed Metal	200
	Qual 3	Cond 3	Year 2023	Eff Age	2	
Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)		RCNLD
Base Cost (13.87 x 200)		2,774		2,774	333	2,441
	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)						