



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 660104601 Parcel ID 00000-00-0-000296-002-0007 Cadastral ID 05-21-16-18300 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 340564 WELLS, JOHN ROGERS & RENEE CHERIE 1502 WILDWOOD DR CLAREMORE OK 74017-0000 Parcel Location Situs 01502 WILDWOOD DR Subdivision ESTATES AT FOREST PARK III Lot/Block 0007 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1154 - R-V01-NW CLAREMORE School District S001 - CLAREMORE SCHOOLS				 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-5\IMG_0032. 4/5/2023</p>															
Legal Description Lat/Long: 36.33515017 -95.62603193										Building Permits									
LOT 7 BLOCK 2 ESTATES AT FOREST PARK III				<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>R22 065</td> <td>R23 NEW SFR 2758 SQ FT</td> <td>03/2022</td> <td>02/2023</td> <td>225,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R22 065	R23 NEW SFR 2758 SQ FT	03/2022	02/2023	225,000
Number	Description	Opened	Closed	Amount															
R22 065	R23 NEW SFR 2758 SQ FT	03/2022	02/2023	225,000															
Exemptions				Sale History															
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	EXECUTIVE HOMES LLC	01/06/2023	490,000	YES										
					/	NORTHLAKE ESTATES LLC	10/30/2020	930,000	WB										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2024		Land Value	99,782	99,782	11%	10,976	Assessed	56,046										
Year Frozen			Improvements	409,725	409,725		45,070	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0.00										
TIF Project ID	0		Total Value	509,507	509,507		56,046	Total Taxable	56,046										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660104601	WELLS, JOHN ROGERS &			17	489,146	0	53,806	4,973.00										
2024	2024-660104601	WELLS, JOHN ROGERS &			17	489,999	0	53,900	4,981.00										
2023	2023-660104601	WELLS, JOHN ROGERS &			17	67,500	0	5,371	492.00										
2022	2022-660104601	EXECUTIVE HOMES LLC			17	46,500	0	5,115	473.00										
2021	2021-660104601	EXECUTIVE HOMES LLC			17	46,500	0	5,115	452.00										



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Lot Data		Square-Foot - NBHD 1154 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2347		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT		0
			0
Method	Square-Foot		
Base Lot Value	10,222.00 x 3.00 = 30,666		
Factor Value			
Adjustments	3.2538		
Lot Value	99,782		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,638 / 2,638
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,638
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	670 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	470,730 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	409,725		
Lot Value	99,782		
Indicated Value	509,507	193.14	Per SqFt
Agland Value			
Site Improvements			
Total Value	509,507	193.14	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	112.39	Total Misc Impr	+ 18,486
Roofing Adj	+ 5.77	Garage Cost	+ 38,538
Subfloor Adj	+ -4.53	Total RCN	= 418,087
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 8,362
Plumbing Adj	+ 6.93	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 409,725
Adj Base Cost	= 136.87	Lot Value	+ 99,782
Total Area	x 2,638	Indicated Value	= 509,507
Adjusted Cost	= 361,063	Value Per SqFt	193.14

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156332	9x7		63	33.00		2,079
PRCH	Slab Porch - Covered	156333	304		304	31.93		9,707
FPPF	Fireplace - Prefabricated			2023	1	6,700.26		6,700



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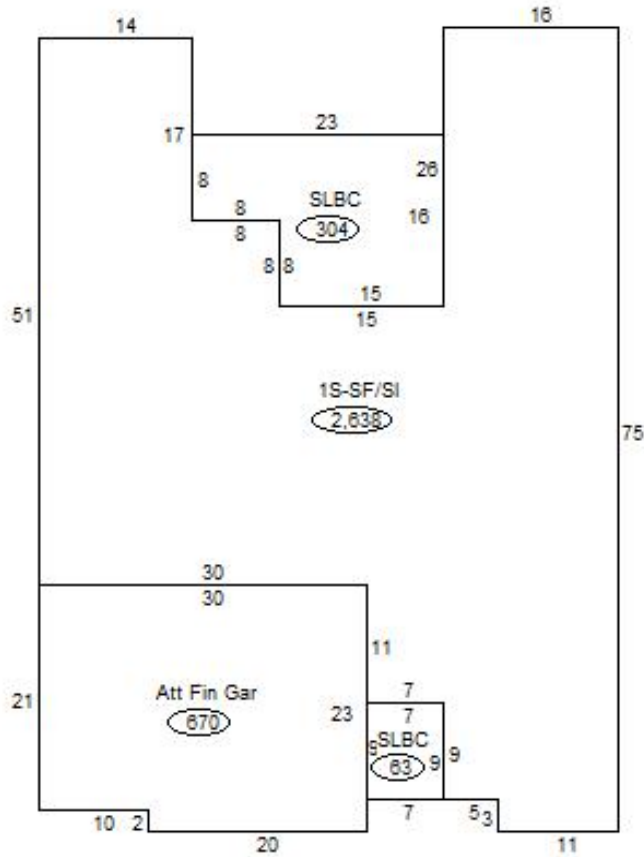
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Sketch Image

660104601



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,638	1.000	2,638
2	G	5		20	Att Fin Gar	670	1.000	670
3	M	PRCH		20	SLBC	63	1.000	63
4	M	PRCH		20	SLBC	304	1.000	304
Total Building Area						2,638		2,638