




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 660107634 Parcel ID 23N16E-14-2-00000-007-0000 Cadastral ID 14-23-16-00570 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 340320 WELLS, MARVIN RONALD 14354 E 370 RD CLAREMORE OK 74017-0000 Parcel Location Situs 14354 E 370 RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 14 / 23 / 16 / 2 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					 <p>\\tsclient\T\ROB STUFF\2023-10-26\IMG_0005.JPG 10/26/2023</p>																																																															
Legal Description Lat/Long: 36.48066006 -95.57651465 TR DESC 2022-019007 AS COMM NW/C N2 NW; N88.2348E 671.11' TO POB; N88.2348E 202.04'; S01.2300E 539.01'; S88.2348W 202.04'; N01 2300W 539.01' TO POB.																																																																				
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Lot Data		Square-Foot - NBHD 4050 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	108,843.00 x .32 = 34,304		
Factor Value			
Adjustments	1.0000		
Lot Value	34,304		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	912 / 912
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	912
Fixture/RghIn	/
Bed/F/H Bath	1 / 1.0 / 1.0
Basement Area	
Garage Type	1,488 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	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	155,605
Lot Value	34,304
Indicated Value	189,909
Agland Value	208.23 Per SqFt
Site Improvements	
Total Value	189,909
	208.23 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	95.18	Total Misc Impr	+ 10,239
Roofing Adj	+ 4.99	Garage Cost	+ 39,868
Subfloor Adj	+ 0.00	Total RCN	= 158,781
Heat/Cool Adj	+ 10.09	Depreciation (2%)	- 3,176
Plumbing Adj	+ 8.90	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 155,605
Adj Base Cost	= 119.16	Lot Value	+ 34,304
Total Area	x 912	Indicated Value	= 189,909
Adjusted Cost	= 108,674	Value Per SqFt	208.23

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158379	24x12		288	19.98		5,754
FPR1	Fireplace - Residential 1 Story			1 2023	1	4,485.02		4,485



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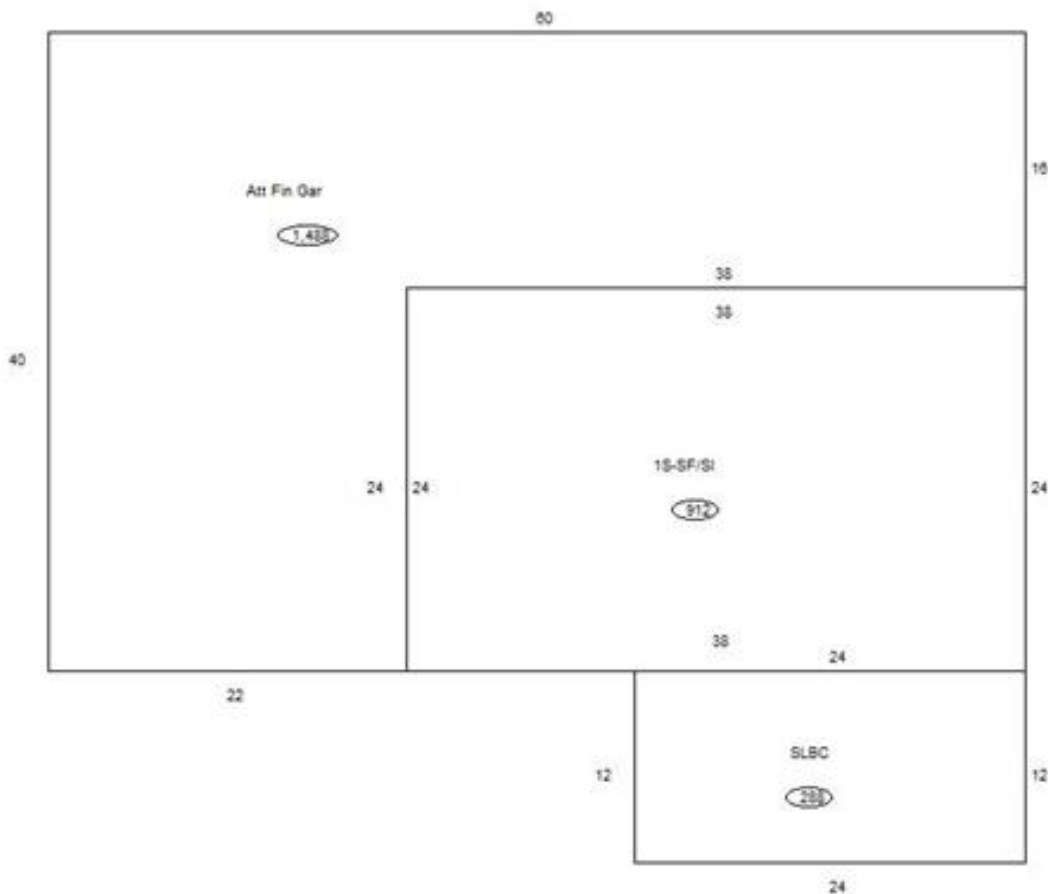
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Sketch Image

660107634



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	912	1.000	912
2	G	5		10	Att Fin Gar	1,488	1.000	1,488
3	M	PRCH		10	SLBC	288	1.000	288
Total Building Area						912		912