



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660000965 <b>Parcel ID</b> 22N17E-01-1-00000-000-0000 <b>Cadastral ID</b> 01-22-17-00500 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 71 - CHELSEA RURAL/FOYIL FIRE <b>Name ID</b> 26604 ANDERSON, JODY J &  JONNA M 21704 E 410 RD CHELSEA OK 74016-0000																			
<b>Parcel Location</b> <b>Situs</b> 21704 E 410 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 9.88 - Acres <b>Sec/Twn/Rng</b> 1 / 22 / 17 / 1 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S003 - CHELSEA SCHOOLS																			
<b>Legal Description</b> Lat/Long: 36.42049343 -95.44117281					<b>Building Permits</b>														
SE OF LOT 2					<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> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000															
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	95.740	<b>Current Tax</b>										
Remove Cap	0	<b>Land Value</b>	131,034	39,937	11%	4,393	<b>Assessed</b>	13,618	1,303.79										
Year Frozen	0	<b>Improvements</b>	150,559	83,861		9,225	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-83.00										
TIF Project ID	0	<b>Total Value</b>	281,593	123,798		13,618	<b>Total Taxable</b>	12,618	1,221.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660000965	ANDERSON, JODY J &			71	303,957	1000	12,221	1,183.00										
2024	2024-660000965	ANDERSON, JODY J &			71	239,964	1000	11,837	1,168.00										
2023	2023-660000965	ANDERSON, JODY J &			71	152,779	1000	11,463	1,144.00										
2022	2022-660000965	ANDERSON, JODY J &			71	137,382	1000	11,099	1,114.00										
2021	2021-660000965	ANDERSON, JODY J &			71	136,181	1000	10,748	1,088.00										
2020	2020-660000965	ANDERSON, JODY J &			71	132,336	1000	10,405	1,065.00										
2019	2019-660000965	ANDERSON, JODY J &			71	124,617	1000	10,073	1,048.00										
2018	2018-660000965	ANDERSON, JODY J &			71	131,239	1000	9,751	1,006.00										
2017	2017-660000965	ANDERSON, JODY J &			71	130,188	1000	9,437	983.00										
2016	2016-660000965	ANDERSON, JODY J &			71	128,298	1000	9,134	967.00										
2015	2015-660000965	ANDERSON, JODY J &			71	128,894	1000	8,838	925.00										
2014	2014-660000965	ANDERSON, JODY J &			71	131,172	1000	8,552	924.00										
2013	2013-660000965	ANDERSON, JODY J &			71	126,765	1000	8,274	882.00										




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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 9.88 <b>Non-Ag Acres</b> 0 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 437,015.00 x .30 = 131,034 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 131,034		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,782 / 1,782
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air 100% Wall Furnace
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,782
<b>Fixture/RghIn</b>	7 /
<b>Bed/F/H Bath</b>	3 / 1.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	FULL -
<b>Year/Eff Age</b>	1962 / 27

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	128,626	72.18	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	103.10	<b>Total Misc Impr</b>	+	1,731	
<b>Roofing Adj</b>	+ 4.37	<b>Garage Cost</b>	+		
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	=	222,343	
<b>Heat/Cool Adj</b>	+ 12.31	<b>Depreciation ( 36%)</b>	-	80,043	
<b>Plumbing Adj</b>	+ 5.17	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	142,300	
<b>Adj Base Cost</b>	= 123.80	<b>Lot Value</b>	+	131,034	
<b>Total Area</b>	x 1,782	<b>Indicated Value</b>	=	273,334	
<b>Adjusted Cost</b>	= 220,612	<b>Value Per SqFt</b>		153.39	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	142,300		
<b>Lot Value</b>	131,034		
<b>Indicated Value</b>	273,334	153.39	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	8,259		
<b>Total Value</b>	281,593	158.02	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	2716	18x4		72	24.04		1,731



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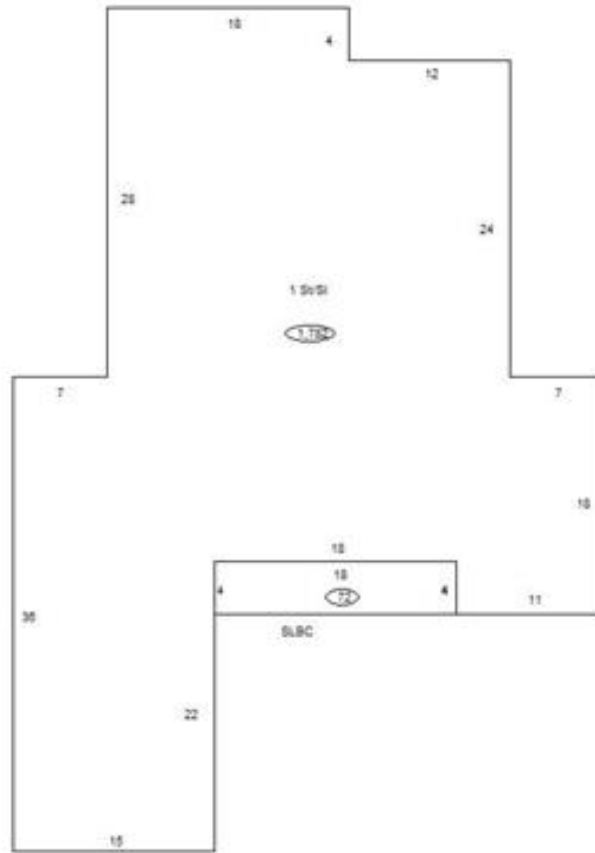
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,782	1.000	1,782
2	M	PRCH		10	SLBC	72	1.000	72
<b>Total Building Area</b>						<b>1,782</b>		<b>1,782</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	18x20x8	Dirt	Formed Metal	360
	Qual 3	Cond 3	Year 2015	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (33% Phys/ % Func)	RCNLD
Base Cost (4.61 x 360) 1,660			1,660 548	1,112



UTIL	UTILITY		14x26x12	Concrete	Composition Shingle	364
Qual 3	Cond 3	Year 2000	Eff Age 20			

Valuation Summary	Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
Base Cost (29.82 x 364) 10,854			10,854 5,318	5,536



LNT0	LEAN TO ATTACHED		16x26x8	Concrete	Formed Metal	416
Qual 2	Cond 3	Year 2000	Eff Age 20			

Valuation Summary	Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
Base Cost (12.49 x 416) 5,196			5,196 3,585	1,611