



# 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> 660000976<br><b>Parcel ID</b> 22N17E-01-3-00000-000-0000<br><b>Cadastral ID</b> 01-22-17-01500<br><b>Property Type</b> REAL - Real Property<br><b>Property Class</b> RA VI Area 2<br><b>Tax Area</b> 71 - CHELSEA RURAL/FOYIL FIRE<br><b>Name ID</b> 274734<br>MARANG, MARK E & VICTORIA J<br><br>13450 S 4245 RD<br>CHELSEA OK 74016-0000<br><br><b>Parcel Location</b><br><b>Situs</b> 13450 S 4245 RD<br><b>Subdivision</b><br><b>Lot/Block</b> / <b>Parcel Size</b> 40 - Acres<br><b>Sec/Twn/Rng</b> 1 / 22 / 17 / 3<br><b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA<br><b>School District</b> S003 - CHELSEA SCHOOLS |                         |                             |                      |                  | <p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-9- 9/24/2020</p>  |                    |                   |                      |                    |        |             |        |        |        |  |  |  |  |  |
| <b>Legal Description</b> Lat/Long: 36.41418289 -95.44681866  |                         |                             |                      |                  |   |                    |                   |                      |                    |        |             |        |        |        |  |  |  |  |  |
| NE SW  |                         |                             |                      |                  | <b>Building Permits</b><br><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 colspan="5" style="height: 100px;"> </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            | 2393/158  | OELENBERGER, JEAN  | 04/01/2014        | 90,000               | 4                  |        |             |        |        |        |  |  |  |  |  |
| H  | Homestead               | No                          | 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   | 2015                    |                             | Land Value 2,045     | 2,045            | 11%   | 225                | Assessed          | 8,692                | 832.17             |        |             |        |        |        |  |  |  |  |  |
| Year Frozen  | 2006                    |                             | Improvements 106,771 | 76,971           |   | 8,467              | Penalty           | 0                    |                    |        |             |        |        |        |  |  |  |  |  |
| Uncapped Value   | 0                       |                             | Mobile Home 0        | 0                |   | 0                  | Exemption         | 1,000                | -83.00             |        |             |        |        |        |  |  |  |  |  |
| TIF Project ID   | 0                       |                             | Total Value 108,816  | 79,016           |   | 8,692              | Total Taxable     | 7,692                | 749.00             |        |             |        |        |        |  |  |  |  |  |
| <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   | 2025-660000976          | MARANG, MARK E & VICTORIA J |                      |                  | 71  | 131,632            | 1000              | 7,440                | 726.00             |        |             |        |        |        |  |  |  |  |  |
| 2024   | 2024-660000976          | MARANG, MARK E & VICTORIA J |                      |                  | 71  | 84,736             | 1000              | 7,193                | 715.00             |        |             |        |        |        |  |  |  |  |  |
| 2023   | 2023-660000976          | MARANG, MARK E & VICTORIA J |                      |                  | 71  | 72,312             | 1000              | 6,955                | 699.00             |        |             |        |        |        |  |  |  |  |  |
| 2022   | 2022-660000976          | MARANG, MARK E & VICTORIA J |                      |                  | 71  | 72,694             | 1000              | 6,997                | 708.00             |        |             |        |        |        |  |  |  |  |  |
| 2021   | 2021-660000976          | MARANG, MARK E & VICTORIA J |                      |                  | 71  | 73,151             | 1000              | 7,047                | 718.00             |        |             |        |        |        |  |  |  |  |  |
| 2020   | 2020-660000976          | MARANG, MARK E & VICTORIA J |                      |                  | 71  | 73,125             | 1000              | 7,044                | 726.00             |        |             |        |        |        |  |  |  |  |  |
| 2019   | 2019-660000976          | MARANG, MARK E & VICTORIA J |                      |                  | 71  | 71,268             | 1000              | 6,840                | 717.00             |        |             |        |        |        |  |  |  |  |  |
| 2018   | 2018-660000976          | MARANG, MARK E & VICTORIA J |                      |                  | 71  | 78,298             | 1000              | 7,613                | 788.00             |        |             |        |        |        |  |  |  |  |  |
| 2017   | 2017-660000976          | MARANG, MARK E & VICTORIA J |                      |                  | 71  | 77,561             | 0                 | 8,473                | 868.00             |        |             |        |        |        |  |  |  |  |  |
| 2016   | 2016-660000976          | MARANG, MARK E & VICTORIA J |                      |                  | 71  | 75,306             | 0                 | 8,227                | 856.00             |        |             |        |        |        |  |  |  |  |  |
| 2015   | 2015-660000976          | MARANG, MARK E & VICTORIA J |                      |                  | 71  | 72,605             | 0                 | 7,987                | 821.00             |        |             |        |        |        |  |  |  |  |  |
| 2014   | 2014-660000976          | MARANG, MARK E & VICTORIA J |                      |                  | 71  | 75,609             | 1000              | 5,234                | 572.00             |        |             |        |        |        |  |  |  |  |  |
| 2013   | 2013-660000976          | OELENBERGER, EDWIN C        |                      |                  | 71  | 73,113             | 1000              | 5,234                | 563.00             |        |             |        |        |        |  |  |  |  |  |



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|  |                 |
|--|-----------------|
| <b>Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)</b> |                 |
| Lot Size   |                 |
| Lot Count  |                 |
| Units Buildable  |                 |
| Non-Ag Acres   | 0               |
| Topography   |                 |
| Street Access  |                 |
| Utilities  |                 |
| Amenities  | LAND QUALITY    |
| Method   | Units-Buildable |
| Base Lot Value   |                 |
| Factor Value   |                 |
| Adjustments  |                 |
| Lot Value  |                 |



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-9- 9/24/2020

|                         |                           |
|-------------------------|---------------------------|
| <b>Residential Data</b> |                           |
| Type                    | 1 Single Family Residence |
| Condition               | 3.5 - Average             |
| Quality                 | 2.5 - Fair                |
| Architecture            | TRAD TRADITIONAL          |
| Style                   | 100% One Story            |
| Exterior Wall           | 100% Veneer, Stone        |
| Base/Total Area         | 1,560 / 1,560             |
| Style                   | 100% One Story            |
| HVAC                    | 100% Warmed & Cooled Air  |
| Roof Cover              | 1 Composition Shingle     |
| Area on Slab            | 0                         |
| Fixture/RghIn           | 8 /                       |
| Bed/F/H Bath            | 3 / 2.0 /                 |
| Basement Area           |                           |
| Garage Type             |                           |
| Remodel                 |                           |
| Year/Eff Age            | 1958 / 46                 |

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

|                            |  |
|----------------------------|--|
| <b>Multiple Regression</b> |  |
| MRA Code                   |  |
| Adjusted R                 |  |
| Indicated Value            |  |

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

|                      |           |                         |           |
|----------------------|-----------|-------------------------|-----------|
| <b>Cost Approach</b> |           | <b>Manual : 01/2025</b> |           |
| Base Cost            | 104,51    | Total Misc Impr         | + 19,411  |
| Roofing Adj          | + 4.18    | Garage Cost             | +         |
| Subfloor Adj         | + 1.09    | Total RCN               | = 218,997 |
| Heat/Cool Adj        | + 11.47   | Depreciation ( 53%)     | - 116,068 |
| Plumbing Adj         | + 6.69    | Lump Sums               | + 0       |
| Basement Adj         | + 0.00    | RCNLD                   | = 102,929 |
| Adj Base Cost        | = 127.94  | Lot Value               | +         |
| Total Area           | x 1,560   | Indicated Value         | = 102,929 |
| Adjusted Cost        | = 199,586 | Value Per SqFt          | 65.98     |

|                             |               |        |                      |
|-----------------------------|---------------|--------|----------------------|
| <b>Value Reconciliation</b> |               |        |                      |
| Selected Approach           | Cost Approach |        |                      |
| Improvements                | 102,929       |        |                      |
| Lot Value                   |               |        |                      |
| Indicated Value             | 102,929       | 65.98  | Per SqFt             |
| Agland Value                | 2,045         |        |                      |
| Site Improvements           | 3,842         |        |                      |
| Total Value                 | 211,745       | 135.73 | Total Value Per SqFt |

| <b>Miscellaneous Improvements</b> |                                 |           |       |      |       |           |      |       |
|-----------------------------------|---------------------------------|-----------|-------|------|-------|-----------|------|-------|
| Code                              | Description                     | Sketch ID | Size  | Year | Units | Unit Cost | Depr | Value |
| FPR1                              | FIREPLACE - RESIDENTIAL 1 STORY | 0         |       | 1    | 1     | 5,095.98  |      | 5,096 |
| PRCH                              | Porch                           | 2746      | 32x8  |      | 256   | 23.39     |      | 5,988 |
| PRCH                              | Porch                           | 2747      | 24x15 |      | 360   | 23.13     |      | 8,327 |



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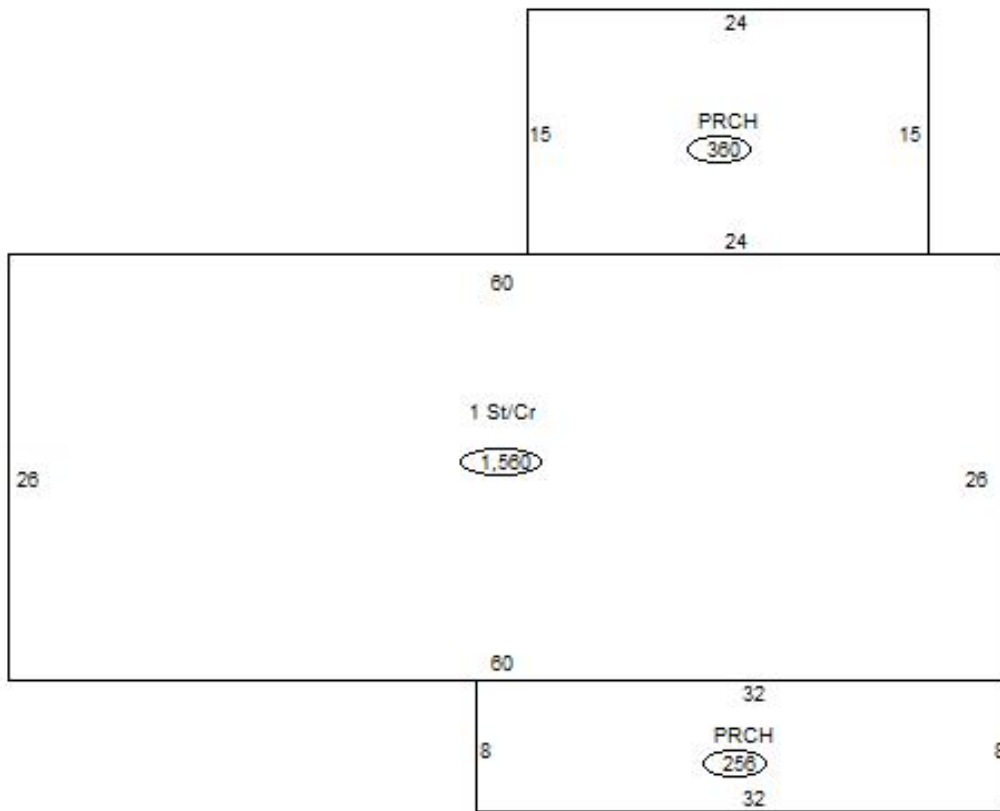
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### Sketch Image

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### Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1                          | R    | 1    | Crawl      | 13    | 1 St/Cr       | 1,560     | 1.000      | 1,560      |
| 2                          | M    | PRCH |            | 13    | PRCH          | 256       | 1.000      | 256        |
| 3                          | M    | PRCH |            | 13    | PRCH          | 360       | 1.000      | 360        |
| <b>Total Building Area</b> |      |      |            |       |               | 1,560     |            | 1,560      |



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### Outbuildings/Site Improvements

| Building Image           | Code          | Description           | Dimensions       | Floor                           | Roofing          | Total Units  |
|--------------------------|---------------|-----------------------|------------------|---------------------------------|------------------|--------------|
|                          | SHDS          | Shed - Small          | 9x16x8           | Plank                           | Galvanized Metal | 144          |
|                          | <b>Qual</b> 2 | <b>Cond</b> 2         | <b>Year</b> 2010 | <b>Eff Age</b> 16               |                  |              |
| <b>Valuation Summary</b> |               | <b>Modifier Total</b> | <b>RCN</b>       | <b>Depr (100% Phys/ % Func)</b> |                  | <b>RCNLD</b> |
| Base Cost (19.31 x 144)  |               | 2,781                 |                  | 2,781                           |                  | 2,781        |
|                          | LNT0          | Lean To - Attached    | 38x10x8          | Dirt                            | Galvanized Metal | 380          |
|                          | <b>Qual</b> 2 | <b>Cond</b> 2         | <b>Year</b> 1990 | <b>Eff Age</b> 36               |                  |              |
| <b>Valuation Summary</b> |               | <b>Modifier Total</b> | <b>RCN</b>       | <b>Depr (80% Phys/ % Func)</b>  |                  | <b>RCNLD</b> |
| Base Cost (8.79 x 380)   |               | 3,340                 |                  | 3,340                           |                  | 2,672        |
|                          | EQSH          | Equipment Shed        | 38x16x10         | Dirt                            | Galvanized Metal | 608          |
|                          | <b>Qual</b> 2 | <b>Cond</b> 2         | <b>Year</b> 1980 | <b>Eff Age</b> 46               |                  |              |
| <b>Valuation Summary</b> |               | <b>Modifier Total</b> | <b>RCN</b>       | <b>Depr (69% Phys/ % Func)</b>  |                  | <b>RCNLD</b> |
| Base Cost (16.84 x 608)  |               | 10,239                |                  | 10,239                          |                  | 7,065        |
|                          |               |                       |                  |                                 |                  | 3,174        |



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### Agland Inventory

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| Soi                 | Description              | Land Use | LPI | Adj Type | Adj Code | Acres  | Use/Acre | Mkt/Acre | Use Value | Market Value |
|---------------------|--------------------------|----------|-----|----------|----------|--------|----------|----------|-----------|--------------|
| HC                  | HECTOR STONY SANDY LOAM  | TMBR     | 20  |          |          | 17.584 | 36       | 36       | 633       | 633          |
| HLC                 | HECTOR-LINKER FINE SANDY | TMBR     | 35  |          |          | 22.416 | 63       | 63       | 1,412     | 1,412        |
| <b>TMBR Totals</b>  |                          |          |     |          |          | 40.000 |          |          | 2,045     | 2,045        |
| <b>Total Agland</b> |                          |          |     |          |          | 40.000 |          |          | 2,045     | 2,045        |