



# 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> 660001012 <b>Parcel ID</b> 23N16E-01-2-00000-000-0000 <b>Cadastral ID</b> 01-23-16-02000 <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> 346452 HARDISON, MICHAEL & JO  6551 S 4220 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 07001 S 4180 RD UNIT <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.25 - Acres <b>Sec/Twn/Rng</b> 1 / 23 / 16 / 2 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS					<p>12/22/2020 12:50</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-12-22\031.JPG 12/29/2020</p>														
<b>Legal Description</b> Lat/Long: 36.51022784 -95.56066169																			
N2 NW NW NW NW					<b>Building Permits</b> <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	No	1,000		/	LOVETT, CAROL	02/25/2025	128,000	22										
					2706/939	FEDERAL HOME LOAN MORTGAGE	04/25/2018	85,000	3										
					2687/950	DEEDER, JAMES D & LINDA K	01/10/2018	0	10										
					996/361	SIRES, MELVIN W	07/24/1995	59,500	Yes										
					965/501	SELLER	08/08/1994	0	No										
					881/554	DOWNNS, WALTER E	05/08/1992	10,000	No										
<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>										
<b>Remove Cap</b>	2026	<b>Land Value</b>	33,836	33,836	11%	3,722	<b>Assessed</b>	14,112	1,351.08										
<b>Year Frozen</b>	2024	<b>Improvements</b>	94,460	94,460		10,390	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0	<b>Total Value</b>	128,296	128,296		14,112	<b>Total Taxable</b>	14,112	1,351.00										
<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	2025-660001012	HARDISON, MICHAEL & JO			71	162,579	0	11,712	1,121.00										
2024	2024-660001012	LOVETT, CAROL			71	130,209	0	11,711	1,143.00										
2023	2023-660001012	LOVETT, CAROL			71	103,364	0	11,370	1,121.00										
2022	2022-660001012	LOVETT, CAROL			71	100,796	0	11,088	1,099.00										
2021	2021-660001012	LOVETT, JAMES L &			71	96,583	0	10,625	1,061.00										
2020	2020-660001012	LOVETT, JAMES L &			71	93,500	0	10,285	1,037.00										
2019	2019-660001012	LOVETT, JAMES L &			71	89,672	0	9,864	1,010.00										
2018	2018-660001012	LOVETT, JAMES L &			71	92,128	1000	8,653	894.00										
2017	2017-660001012	DEEDER, JAMES D & LINDA K			71	91,331	1000	8,372	875.00										
2016	2016-660001012	DEEDER, JAMES D & LINDA K			71	88,977	1000	8,100	860.00										
2015	2015-660001012	DEEDER, JAMES D & LINDA K			71	87,387	1000	7,835	822.00										
2014	2014-660001012	DEEDER, JAMES D & LINDA K			71	85,452	1000	7,577	820.00										
2013	2013-660001012	DEEDER, JAMES D & LINDA K			71	78,634	1000	7,327	783.00										



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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1776	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	51,297.00 x .66 = 33,836	
Factor Value		
Adjustments	1.0000	
Lot Value	33,836	

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, Wood
Base/Total Area	1,176 / 1,176
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,176
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1995 / 23



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	101,518	86.32	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	93,029		
Lot Value	33,836		
Indicated Value	126,865	107.88	Per SqFt
Agland Value			
Site Improvements	1,431		
Total Value	128,296	109.10	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	88.07	Total Misc Impr	+	13,853			
Roofing Adj	+ 3.95	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	138,850			
Heat/Cool Adj	+ 10.09	Depreciation ( 33%)	-	45,821			
Plumbing Adj	+ 4.17	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	93,029			
Adj Base Cost	= 106.29	Lot Value	+	33,836			
Total Area	x 1,176	Indicated Value	=	126,865			
Adjusted Cost	= 124,997	Value Per SqFt		107.88			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,485.02		4,485
PRCH	SLAB PORCH - COVERED	2796	42x6		252	20.09		5,063
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	2797	16x12		192	22.42		4,305



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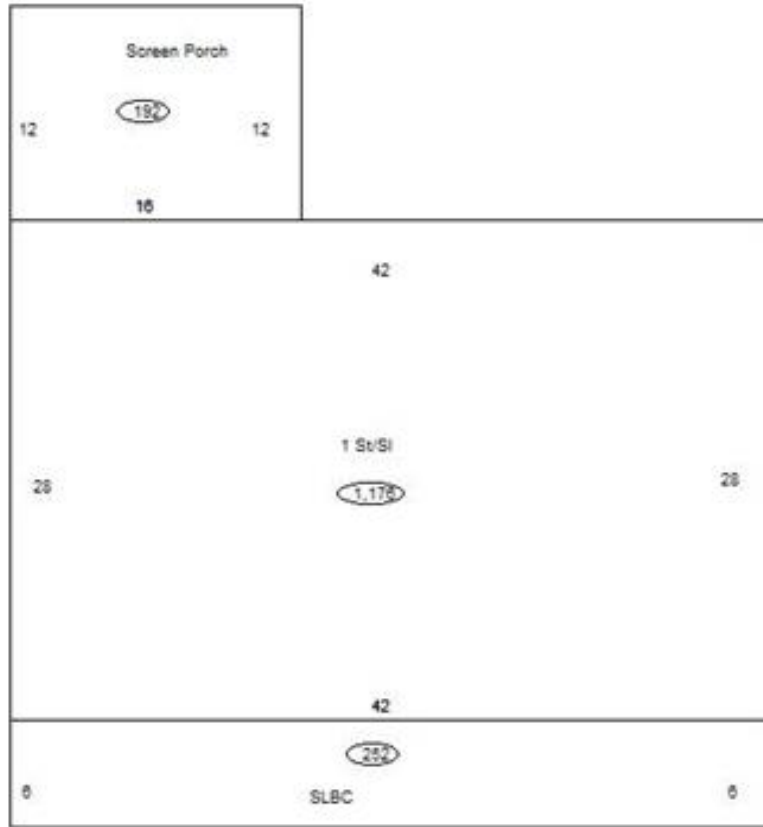
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### Sketch Image

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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	1,176	1.000	1,176
2	M	PRCH		10	SLBC	252	1.000	252
3	M	EPKS		10	Screen Porch	192	1.000	192
<b>Total Building Area</b>						<b>1,176</b>		<b>1,176</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	22x16x10	Gravel	Formed Metal	352	
	Qual	3	Cond 3	Year	2015	Eff Age	8
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (43% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (7.13 x 352)	2,510		2,510	1,079	1,431