



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:06:27
Page 1

Assessment Data					Primary Image				
Account	660001056								
Parcel ID	24N18E-01-4-00000-000-0000								
Cadastral ID	01-24-18-00600								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	14 - CHELSEA RURAL								
Name ID	261699								
SHOUSE, LEE R JR & CATHERINE R									
PO BOX 213 CHELSEA OK 74016-0000									
Parcel Location									
Situs	01500 S 4310 RD								
Subdivision									
Lot/Block	/	Parcel Size	49.33 - Acres						
Sec/Twn/Rng	1 / 24 / 18 / 4								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.58493308 -95.33067793									
SE LESS E2 SW SW SE & LESS W 374' OF NW NW & LESS TR DESC 2022-016093 AS BEG NE/C SE; S01.4410E 963.68'; S88.2157W 2259 68'; N01.4851W 963.68'; N88.2157E 2260.99' TO POB. LESS TR DESC 2022-017804 AS BEG SW/C SE; N01.4851W 1980.63'; N88.2212E 374'; S01.4851E 303.44'; N88.2157E 857'; S01.4851E 1677.53';									
Building Permits									
Number	Description	Opened	Closed	Amount					
R3	CONSTRUCTION	01/2001	12/2002						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
975/634	CAMPBELL FAMILY TRUST	11/29/1994	88,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	0	Land Value	7,797	7,797	11%	858	Assessed	35,522	
Year Frozen	0	Improvements	433,699	315,130		34,664	Penalty	0	
Uncapped Value	27,885	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	441,496	322,927		35,522	Total Taxable	34,522	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660001056	SHOUSE, LEE R JR & CATHERINE R	14	343,756	1000	30,510	2,525.00		
2024	2024-660001056	SHOUSE, LEE R JR & CATHERINE R	14	356,186	1000	29,592	2,498.00		
2023	2023-660001056	SHOUSE, LEE R JR & CATHERINE R	14	278,087	1000	28,701	2,446.00		
2022	2022-660001056	SHOUSE, LEE R JR & CATHERINE R	14	262,142	1000	27,835	2,355.00		
2021	2021-660001056	SHOUSE, LEE R JR & CATHERINE R	14	272,231	1000	28,945	2,453.00		
2020	2020-660001056	SHOUSE, LEE R JR & CATHERINE R	14	267,525	1000	28,428	2,411.00		
2019	2019-660001056	SHOUSE, LEE R JR & CATHERINE R	14	260,302	1000	27,633	2,373.00		
2018	2018-660001056	SHOUSE, LEE R JR & CATHERINE R	14	269,434	1000	28,637	2,446.00		
2017	2017-660001056	SHOUSE, LEE R JR & CATHERINE R	14	267,019	1000	28,058	2,406.00		
2016	2016-660001056	SHOUSE, LEE R JR & CATHERINE R	14	259,585	1000	27,212	2,372.00		
2015	2015-660001056	SHOUSE, LEE R JR & CATHERINE R	14	250,085	1000	26,390	2,273.00		
2014	2014-660001056	SHOUSE, LEE R JR & CATHERINE R	14	251,827	1000	25,592	2,280.00		
2013	2013-660001056	SHOUSE, LEE R JR & CATHERINE R	14	234,707	1000	24,817	2,202.00		



Rogers

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Date 04/17/2026
 Time 03:06:27
 Page 2

Lot Data	
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	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	92% Two Story 8% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,942 / 3,607
Style	92% Two Story - 8% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	16 /
Bed/F/H Bath	6 / 3.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1999 / 20

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	

Cost Approach		Manual : 01/2025	
Base Cost	95.41	Total Misc Impr	+ 51,551
Roofing Adj	+ 3.22	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 493,012
Heat/Cool Adj	+ 15.98	Depreciation (23%)	- 113,393
Plumbing Adj	+ 7.77	Lump Sums	+ 54,080
Basement Adj	+ 0.00	RCNLD	= 433,699
Adj Base Cost	= 122.39	Lot Value	+
Total Area	x 3,607	Indicated Value	= 433,699
Adjusted Cost	= 441,461	Value Per SqFt	120.24

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	433,699		
Lot Value			
Indicated Value	433,699	120.24	Per SqFt
Agland Value	7,797		
Site Improvements			
Total Value	441,496	122.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,098.99		7,099
PRCH	SLAB PORCH - COVERED	2827	1563		1,563	28.44		44,452
BALW	BALCONY - WOOD	2828	1568		1,568	34.49		54,080



Rogers


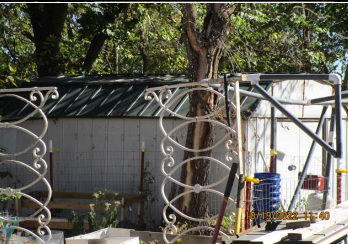
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:06:28
Page 4

660001056

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					



Rogers

Assessment Property Record Card for Tax Year 2026

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Date 04/17/2026
Time 03:06:28
Page 5

Agland Inventory

660001056

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			4.000	92	92	367	367
TMBR Totals						4.000			367	367
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			12.000	142	142	1,699	1,699
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			11.330	144	144	1,632	1,632
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			9.000	192	192	1,728	1,728
PAA	PARSONS SILT LOAM 0-1% SL	NTV PST	76			13.000	182	182	2,371	2,371
NTV PST Totals						45.330			7,430	7,430
Total Agland						49.330			7,797	7,797