



# 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	660001635								
Parcel ID	22N17E-02-2-00000-000-0000								
Cadastral ID	02-22-17-00500								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 2							
Tax Area	71 - CHELSEA RURAL/FOYIL FIRE								
Name ID	291859								
LEE, CHANG									
20234 E 410 RD CHELSEA OK 74016-0000									
Parcel Location									
Situs	20234 E 410 RD								
Subdivision									
Lot/Block	/	Parcel Size	10 - Acres						
Sec/Twn/Rng	2 / 22 / 17 / 2								
Neighborhood	4070 - FOYIL SEQUOYAH AREA								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.42144455 -95.46642987									
Building Permits									
W2 W2 OF LOT 3									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					1770/570	SEC OF HUD	04/28/2006	0	YES
					1741/913	HONEGGER, JOEL A & SARAH V	08/25/2005	0	10
					1254/855	MILLER, JAMES V & NANCY R	10/30/2000	124,667	Yes
					1183/826	O'NEAL, MARCIE L	07/26/1999	71,500	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax	
Remove Cap	2007	Land Value	131,662	68,190	11%	7,501	Assessed	17,203	1,647.02
Year Frozen	0	Improvements	98,170	88,206		9,702	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	229,832	156,396		17,203	Total Taxable	17,203	1,647.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660001635	LEE, CHANG	71	229,579	0	16,384	1,569.00		
2024	2024-660001635	LEE, CHANG	71	225,149	0	15,605	1,523.00		
2023	2023-660001635	LEE, CHANG	71	139,098	0	14,862	1,466.00		
2022	2022-660001635	LEE, CHANG	71	128,669	0	14,154	1,403.00		
2021	2021-660001635	LEE, CHANG	71	132,947	0	14,624	1,460.00		
2020	2020-660001635	LEE, CHANG	71	128,276	0	13,944	1,406.00		
2019	2019-660001635	LEE, CHANG	71	120,729	0	13,280	1,360.00		
2018	2018-660001635	LEE, CHANG	71	127,200	0	13,992	1,420.00		
2017	2017-660001635	LEE, CHANG	71	126,175	0	13,879	1,422.00		
2016	2016-660001635	LEE, CHANG	71	123,639	0	13,600	1,415.00		
2015	2015-660001635	LEE, CHANG	71	121,855	0	13,404	1,377.00		
2014	2014-660001635	LEE, CHANG	71	122,850	0	13,514	1,433.00		
2013	2013-660001635	LEE, CHANG	71	119,587	0	13,155	1,376.00		



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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> 1 <b>Non-Ag Acres</b> 10.0901 <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> 439,527.00 x .30 = 131,662 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 131,662		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	2 - Fair
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	2,056 / 2,056
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Forced Air Furnace 1 Wall Air Conditioners (
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	576 Detached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1962 / 64



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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>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	218,801	106.42	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>	96.63	<b>Total Misc Impr</b>	+	5,477	
<b>Roofing Adj</b>	+ 4.57	<b>Garage Cost</b>	+	26,617	
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	=	258,932	
<b>Heat/Cool Adj</b>	+ 6.14	<b>Depreciation ( 65%)</b>	-	168,306	
<b>Plumbing Adj</b>	+ 2.99	<b>Lump Sums</b>	+	2,621	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	93,247	
<b>Adj Base Cost</b>	= 110.33	<b>Lot Value</b>	+	131,662	
<b>Total Area</b>	x 2,056	<b>Indicated Value</b>	=	224,909	
<b>Adjusted Cost</b>	= 226,838	<b>Value Per SqFt</b>		109.39	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	93,247		
<b>Lot Value</b>	131,662		
<b>Indicated Value</b>	224,909	109.39	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	4,923		
<b>Total Value</b>	229,832	111.79	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	4425	13x6		78	26.68		2,081
PRCH	SLAB PORCH - COVERED	4426	16x8		128	26.53		3,396
WODO	Wood Deck - Open	162833	12x8		96	27.30		2,621



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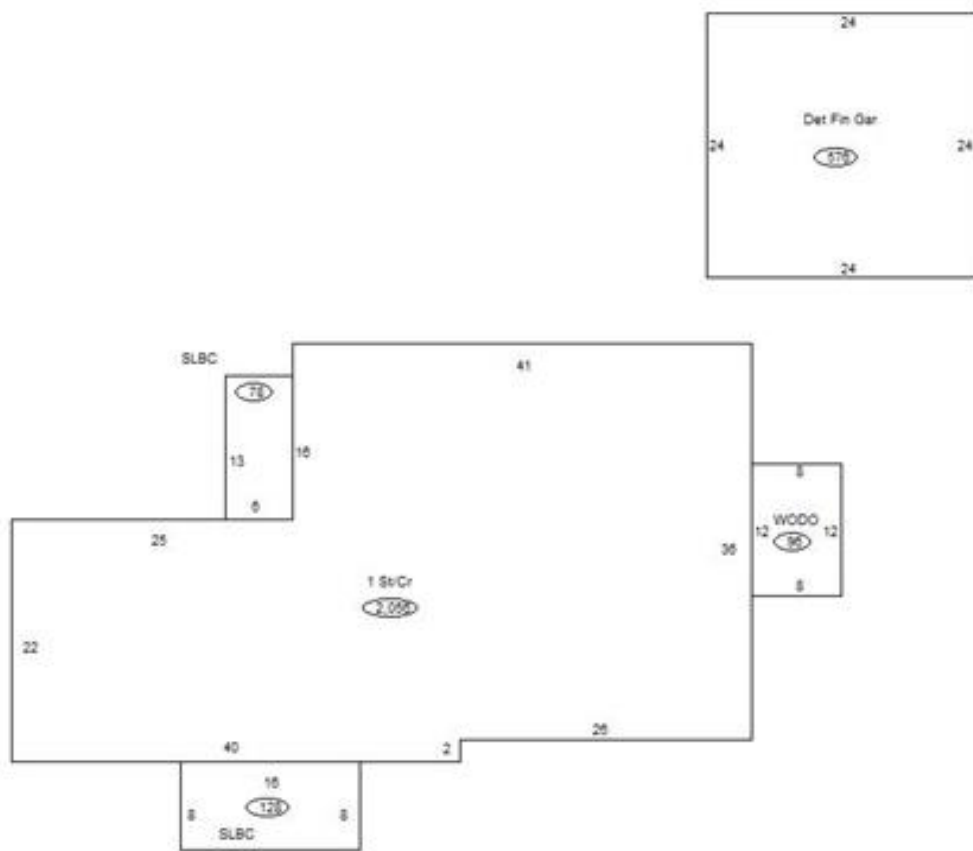
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### Sketch Image

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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	2,056	1.000	2,056
2	M	PRCH		13	SLBC	78	1.000	78
3	M	PRCH		13	SLBC	128	1.000	128
4	M	WODO		13	WODO	96	1.000	96
5	G	6		13	Det Fin Gar	576	1.000	576
<b>Total Building Area</b>						<b>2,056</b>		<b>2,056</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PCPT	CARPORT PORTABLE	18x20x8	Gravel	Formed Metal	360	
	Qual 3	Cond 2	Year 2010	Eff Age 16			
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.61 x 360)		1,660		1,660	1,162	498
	PCPT	CARPORT PORTABLE	18x20x8	Dirt	Formed Metal	360	
	Qual 3	Cond 2	Year 2010	Eff Age 16			
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.38 x 360)		1,577		1,577	1,104	473
	EQSH	EQUIP SHED	16x30x10	Dirt	Formed Metal	480	
	Qual 2	Cond 2	Year 2000	Eff Age 26			
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (17.90 x 480)		8,592		8,592	4,640	3,952