



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 16:14:38  
Page 1

Assessment Data					Primary Image				
Account	660001692				No Image On File				
Parcel ID	23N16E-02-4-00000-000-0000								
Cadastral ID	02-23-16-02100								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 2							
Tax Area	71 - CHELSEA RURAL/FOYIL FIRE								
Name ID	317349								
LAKEVUE HITES LLC									
7690 S 4200 RD CHELSEA OK 74016-0000									
<b>Parcel Location</b>									
<b>Situs</b>									
<b>Subdivision</b>									
Lot/Block	/	Parcel Size 27.26 - Acres							
Sec/Twn/Rng	2 / 23 / 16 / 4								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.49981670 -95.56677959									
TR IN N2 SE DESC AS BEG SE/C N2 SE; N89.5946W 65'; N 325'; N16 0400W 122.80'; N73.5600E 134.45'; N44.3600E 370'; N62.3200E 114.26'; N78.4500E 375.83'; S 1079.49' TO POB (CONTAINED IN THIS DESCRIPTION IS THE SUBDIVISION FORMERLY KNOWN AS LAKEVUE HEIGHTS) AND A TR DESC AS S 184.74' N2 SE LESS E 890' AND LESS					<b>Building Permits</b>				
					Number	Description	Opened	Closed	Amount
					R7	OWNS ADJ LANDS MAKE AG?	08/2006	01/2007	
<b>Exemptions</b>					<b>Sale History</b>				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2386/574	BAKER, ALAN WAYNE &	02/27/2014	0	
					2386/572	MCRIGHT, CLARA ANN TRUST	02/27/2014	40,000	
					1944/366	MCRIGHT, KENNETH L TRUST &-CLA	03/24/2008	0	4
					1026/37	MCRIGHT, WILLIAM D	05/13/1996	0	No
<b>Parcel Valuation</b>									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax	
Remove Cap	2015	Land Value	2,552	2,552	11%	281	Assessed	281	26.90
Year Frozen	0	Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	2,552	2,552		281	Total Taxable	281	27.00
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660001692	LAKEVUE HITES LLC	71	2,552	0	281	27.00		
2024	2024-660001692	LAKEVUE HITES LLC	71	2,552	0	281	28.00		
2023	2023-660001692	LAKEVUE HITES LLC	71	2,552	0	281	28.00		
2022	2022-660001692	LAKEVUE HITES LLC	71	2,552	0	281	28.00		
2021	2021-660001692	LAKEVUE HITES LLC	71	2,552	0	281	28.00		
2020	2020-660001692	LAKEVUE HITES LLC	71	2,552	0	281	28.00		
2019	2019-660001692	LAKEVUE HITES LLC	71	2,552	0	281	29.00		
2018	2018-660001692	LAKEVUE HITES LLC	71	2,557	0	281	29.00		
2017	2017-660001692	LAKEVUE HITES LLC	71	2,557	0	281	29.00		
2016	2016-660001692	LAKEVUE HITES LLC	71	2,552	0	281	29.00		
2015	2015-660001692	MCRIGHT, CLARA ANN TRUST	71	18,610	0	46	5.00		
2014	2014-660001692	MCRIGHT, CLARA ANN TRUST	71	15,100	0	44	5.00		
2013	2013-660001692	MCRIGHT, CLARA ANN TRUST	71	15,100	0	42	5.00		



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 Time 16:14:38  
 Page 2

<b>Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE)</b>		<b>Primary Image</b>						
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities      LAND QUALITY  Method      Units-Buildable Base Lot Value Factor Value Adjustments Lot Value		<div style="border: 1px solid black; height: 300px; width: 100%;"></div>						
<b>Residential Data</b>								
Type Condition      - Quality      - Architecture Style Exterior Wall Base/Total Area / Style HVAC Roof Cover Area on Slab Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age /								
<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>Value Reconciliation</b>								
Selected Approach      Cost Approach Improvements Lot Value Indicated Value      0.00 Per SqFt Aground Value      2,552 Site Improvements Total Value      2,552      0.00 Total Value Per SqFt								
<b>Cost Approach</b> <b>Manual : 01/2025</b>								
Base Cost      0.00 Roofing Adj      +      0.00 Subfloor Adj      +      0.00 Heat/Cool Adj      +      0.00 Plumbing Adj      +      0.00 Basement Adj      +      0.00 Adj Base Cost      =      0.00  Total Area      x Adjusted Cost      =      0	Total Misc Impr      +      0 Garage Cost      + Total RCN      =      0 Depreciation ( 0%)      -      0 Lump Sums      +      0 RCNLD      = Lot Value      +  Indicated Value      = Value Per SqFt      0.00							
<b>Miscellaneous Improvements</b>								
<b>Code</b>	<b>Description</b>	<b>Sketch ID</b>	<b>Size</b>	<b>Year</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Depr</b>	<b>Value</b>



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Date 04/17/2026  
Time 16:14:39  
Page 3

### Agland Inventory

660001692

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BDC2	BATES-DENNIS SOILS 3-5% S	TMBR	59			7.000	106	106	743	743
CMB	CLAREMORE SILT LOAM 0-3%	TMBR	45			2.000	81	81	162	162
CO	COLLINSVILLE STONY LOAM	TMBR	22			7.000	40	40	277	277
<b>TMBR Totals</b>						16.000			1,182	1,182
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			7.000	142	142	991	991
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			2.260	72	72	163	163
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			2.000	108	108	216	216
<b>NTV PST Totals</b>						11.260			1,370	1,370
<b>Total Agland</b>						27.260			2,552	2,552