



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 14:24:30
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Assessment Data					Primary Image																													
Account 660002561 Parcel ID 23N16E-03-1-00000-000-0000 Cadastral ID 03-23-16-00200 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 319334 PARKHILL, ROY FREDERICK TRUSTEE 2432 E 51ST ST TULSA OK 74105-0000 Parcel Location Situs 07500 S 4170 RD Subdivision Lot/Block / Parcel Size 1.01 - Acres Sec/Twn/Rng 3 / 23 / 16 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0075 (6).JPG 1/7/2021</p>																													
Legal Description Lat/Long: 36.50322817 -95.58291884																																		
TR IN SW SE NE & NW NE SE DESC AS: COMM NE/C SW SE NE TH W 15'; S 30-56-42 W 600' TO POB; TH S 30-56-42 W 13.78'; SELY ALG CUR L (RAD 525) 316.79'; TH N 59-03-18 W 221.17' TO OOLOGAH LAKE BDY/L; TH N 30- 56-42 E ALG BDY/L 234.27'; E 150 TO POB					Building Permits <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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																				
Number	Description	Opened	Closed	Amount																														
Exemptions					Sale History																													
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																									
					2576/847	OKLAHOMA TERRITORY INC	09/13/2016	0	4																									
					2544/620	PARKHILL, FRED	04/15/2016	0	4																									
					1679/161	MEEK, DANNY J	04/25/2005	20,000	YES																									
					1016/900	MAYTUM, NELLIE	02/22/1996	100,000	Yes																									
					1025/114	BASLER, JIMMIE D &	02/22/1996	60,000	No																									
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax																									
Remove Cap	2006		Land Value	34,661	15,541	11%	1,710	Assessed	3,924																									
Year Frozen	0		Improvements	26,878	20,126		2,214	Penalty	0																									
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0.00																									
TIF Project ID	0		Total Value	61,539	35,667		3,924	Total Taxable	3,924																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660002561	PARKHILL, ROY FREDERICK			71	62,661	0	3,736	358.00																									
2024	2024-660002561	PARKHILL, ROY FREDERICK			71	57,118	0	3,559	347.00																									
2023	2023-660002561	PARKHILL, ROY FREDERICK			71	38,191	0	3,389	334.00																									
2022	2022-660002561	PARKHILL, ROY FREDERICK			71	31,823	0	3,228	320.00																									
2021	2021-660002561	PARKHILL, ROY FREDERICK			71	28,530	0	3,074	307.00																									
2020	2020-660002561	PARKHILL, ROY FREDERICK			71	28,219	0	2,928	295.00																									
2019	2019-660002561	PARKHILL, ROY FREDERICK			71	25,351	0	2,789	286.00																									
2018	2018-660002561	PARKHILL, ROY FREDERICK			71	25,501	0	2,805	285.00																									
2017	2017-660002561	PARKHILL, ROY FREDERICK			71	25,352	0	2,789	286.00																									
2016	2016-660002561	PARKHILL, ROY FREDERICK			71	24,870	0	2,724	283.00																									
2015	2015-660002561	PARKHILL, FRED			71	24,585	0	2,595	267.00																									
2014	2014-660002561	PARKHILL, FRED			71	22,468	0	2,471	262.00																									
2013	2013-660002561	PARKHILL, FRED			71	26,981	0	2,661	278.00																									



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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.2595	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	54,864.00 x .63 = 34,661	
Factor Value		
Adjustments	1.0000	
Lot Value	34,661	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,211 / 1,211
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	3 Built-up Rock
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1962 / 64



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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	70,480	58.20	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	91.01	Total Misc Impr	+	11,060			
Roofing Adj	+ 3.66	Garage Cost	+				
Subfloor Adj	+ 2.37	Total RCN	=	134,388			
Heat/Cool Adj	+ 0.74	Depreciation (80%)	-	107,510			
Plumbing Adj	+ 4.06	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	26,878			
Adj Base Cost	= 101.84	Lot Value	+	34,661			
Total Area	x 1,211	Indicated Value	=	61,539			
Adjusted Cost	= 123,328	Value Per SqFt		50.82			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	26,878		
Lot Value	34,661		
Indicated Value	61,539	50.82	Per SqFt
Agland Value			
Site Improvements			
Total Value	61,539	50.82	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	4,485.02		4,485
PRCH	SLAB PORCH - COVERED	6779	7x3		21	20.81		437
PRCH	SLAB PORCH - COVERED	6780	28x11		308	19.93		6,138

