



# 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	660004764								
Parcel ID	23N17E-05-2-00000-000-0000								
Cadastral ID	05-23-17-01220								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 2							
Tax Area	71 - CHELSEA RURAL/FOYIL FIRE								
Name ID	309621								
PRYOR, JOHNNY									
17104 E 350 RD									
CHELSEA	OK 74016-0000								
<b>Parcel Location</b>									
Situs	17104 E 350 RD								
Subdivision									
Lot/Block	/	Parcel Size	5.29 - Acres						
Sec/Twn/Rng	5 / 23 / 17 / 2								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.50950477 -95.52361907									
E2 W2 N 21.15 ACRES OF LOT 4 (SEE MH# 95430)									
<b>Building Permits</b>									
<b>Number</b>		<b>Description</b>		<b>Opened</b>	<b>Closed</b>	<b>Amount</b>			
R5		R5-DIFFERENT MH FOR 2005.		04/2004	12/2004				
<b>Exemptions</b>									
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Sale History</b>				
HV	Veteran	Yes	999,999	6,481	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>
					/	LUNSFORD, BOBBIE F	12/19/2022	0	4
					2028/686	ESTON, JANICE M	05/22/2009	55,000	YES
					1433/251	FINCHER, JAMES R	12/18/2002	34,000	YES
					1298/805	RHODES, CLAUDIA M	06/22/2001	20,000	Yes
					851/828			18,500	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>	
Remove Cap	2010	Land Value	53,914	49,866	11%	5,485	Assessed	6,481	620.49
Year Frozen	0	Improvements	11,984	125		14	Penalty	0	
Uncapped Value	0	Mobile Home	18,745	8,928		982	Exemption	6,481	-536.00
TIF Project ID	0	Total Value	84,643	58,919		6,481	Total Taxable	0	84.00
<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	2025-660004764	PRYOR, JOHNNY			71	105,441	6292		82.00
2024	2024-660004764	PRYOR, JOHNNY			71	97,280	6109		81.00
2023	2023-660004764	PRYOR, JOHNNY			71	60,065	0	3,482	344.00
2022	2022-660004764	LUNSFORD, BOBBIE F			71	30,149	0	3,316	329.00
2021	2021-660004764	LUNSFORD, BOBBIE F			71	30,169	0	3,292	329.00
2020	2020-660004764	LUNSFORD, BOBBIE F			71	30,162	0	3,135	316.00
2019	2019-660004764	LUNSFORD, BOBBIE F			71	27,143	0	2,985	305.00
2018	2018-660004764	LUNSFORD, BOBBIE F			71	27,162	0	2,988	303.00
2017	2017-660004764	LUNSFORD, BOBBIE F			71	27,149	0	2,979	305.00
2016	2016-660004764	LUNSFORD, BOBBIE F			71	31,485	0	2,838	295.00
2015	2015-660004764	LUNSFORD, BOBBIE F			71	27,143	0	2,702	278.00
2014	2014-660004764	LUNSFORD, BOBBIE F			71	23,399	0	2,574	273.00
2013	2013-660004764	LUNSFORD, BOBBIE F			71	28,227	0	3,105	324.00



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Lot Data		Square-Foot - NBHD 4050 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	212,822.00 x .25 = 53,914							
Factor Value								
Adjustments	1.0000							
Lot Value	53,914							
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			<b>GRM Approach</b>				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				<b>Multiple Regression</b>				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				<b>Direct Comparables</b>				
Remodel				Selection Model 1 Res				
Year/Eff Age	/			Adjustment Model A2 AO Test				
<b>Cost Approach</b>				<b>Manual : 01/2025</b>				
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 53,914					
Total Area	x	Indicated Value	= 53,914					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				<b>Value Reconciliation</b>				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 53,914				
				Indicated Value 53,914 0.00 Per SqFt				
				Agland Value				
				Site Improvements 3,846				
				Total Value 57,760 0.00 Total Value Per SqFt				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Portable Carport	10x20x8	Dirt	Formed Metal	200
	Qual 3	Cond 3	Year 2018	Eff Age 6		

Valuation Summary	Modifier Total	RCN	Depr (24% Phys/ % Func)	RCNLD
Base Cost (4.20 x 200) 840			840 202	638



SHDS	Shed		8x16x8	Plank	Formed Metal	128
Qual 3	Cond 2	Year 2010	Eff Age 16			

Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (25.65 x 128) 3,283			3,283 1,707	1,576

SHDS	Shed - Small		6x14x8	Plank	Formed Metal	84
Qual 3	Cond 2	Year 2010	Eff Age 16			

Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (29.21 x 84) 2,454			2,454 1,276	1,178



LOAF	Loaf		20x20x8	Dirt	Galvanized Metal	400
Qual 2	Cond 2	Year 1980	Eff Age 46			

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (5.68 x 400) 2,272			2,272 1,818	454



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<b>Lot Data</b>		-		<b>Primary Image</b>		
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY  Method Base Lot Value Factor Value Adjustments Lot Value						
<b>Residential Data</b>						
Type	6 Mobile Home 80 x 16					
Condition	2.1 - Fair					
Quality	2.5 - Fair					
Architecture	6 MS ADJ					
Style	100% Single Wide					
Exterior Wall	100% Aluminum Sheet					
Base/Total Area	1,280 / 1,280					
Style	100% Single Wide					
HVAC	1 Wall Air Conditioners (Count)					
Roof Cover	14 Metal, Ribbed					
Area on Slab	0					
Fixture/RghIn	/					
Bed/F/H Bath	2 / 1.0 /					
Basement Area						
Garage Type						
Remodel						
Year/Eff Age	1998 / 27					
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		<b>GRM Approach</b>		
Base Cost	31.96	Total Misc Impr	+	0	GRM Code	
Roofing Adj	+ 2.54	Garage Cost	+		Gross Rent	0.00
Subfloor Adj	+ 0.00	Total RCN	=	50,662	Indicated Value	
Heat/Cool Adj	+ 0.00	Depreciation ( 63%)	-	31,917	<b>Multiple Regression</b>	
Plumbing Adj	+ 5.09	Lump Sums	+	8,138	MRA Code	
Basement Adj	+ 0.00	RCNLD	=	26,883	Adusted R	
Adj Base Cost	= 39.58	Lot Value	+		Indicated Value	
Total Area	x 1,280	Indicated Value	=	26,883	<b>Direct Comparables</b>	
Adjusted Cost	= 50,662	Value Per SqFt		21.00	Selection Model	1 Res
					Adjustment Model	A2 AO Test
					Comparables	
					Indicated Value	
					<b>Value Reconciliation</b>	
					Selected Approach	Cost Approach
					Improvements	26,883
					Lot Value	
					Indicated Value	26,883 21.00 Per SqFt
					Agland Value	
					Site Improvements	
					Total Value	26,883 21.00 Total Value Per SqFt

<b>Miscellaneous Improvements</b>							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
WODC	Wood Deck - Covered	161947	16x16		256	31.79	8,138



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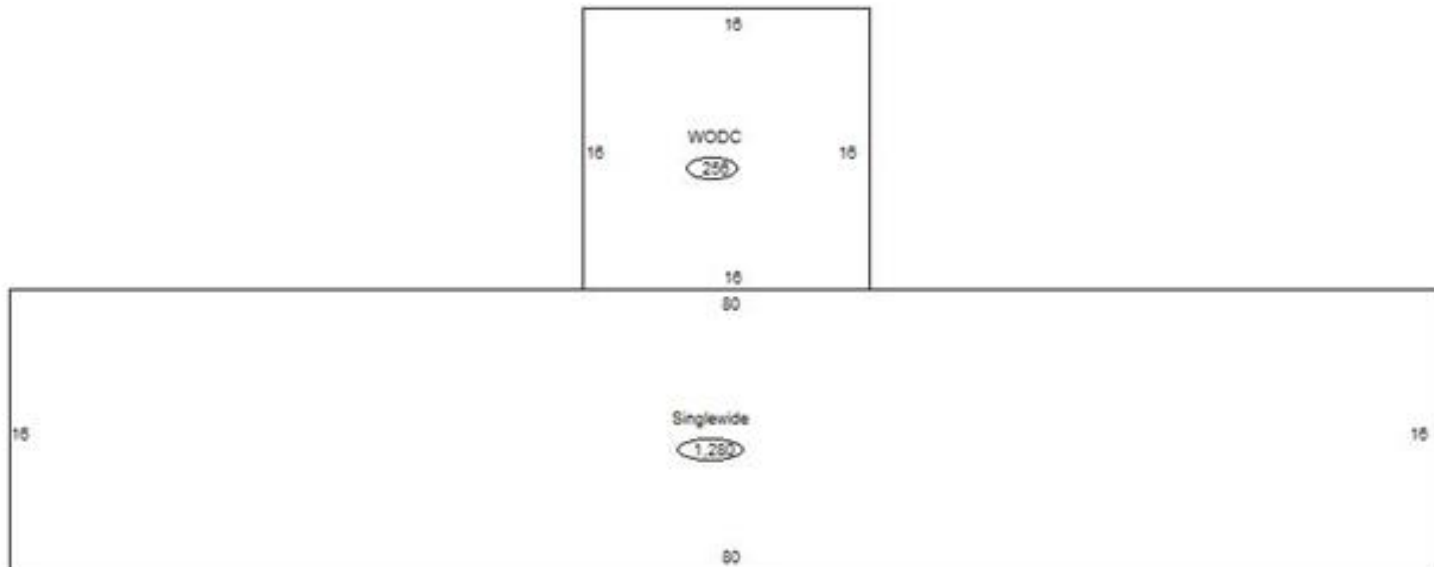
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	1,280	1.000	1,280
2	M	WODC		10	WODC	256	1.000	256
<b>Total Building Area</b>						1,280		1,280