



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660004791 <b>Parcel ID</b> 24N18E-05-2-00000-000-0000 <b>Cadastral ID</b> 05-24-18-00500 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 14 - CHELSEA RURAL <b>Name ID</b> 18574 SPENCE, FRANK H JR  23400 E 290 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 23400 E 290 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 84.6 - Acres <b>Sec/Twn/Rng</b> 5 / 24 / 18 / 2 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2024-1-4\IMG_0011. 1/4/2024</p>																																																	
<b>Legal Description</b> Lot/Long: 36.59381889 -95.41154217																																																						
LOT 3 & SE NW					<b>Building Permits</b> <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> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
					1886/588	ANDERSON, DAVID	07/23/2007	80,000	15																																													
					1141/259	STANLEY, C O	11/05/1998	80,000	Yes																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>82.750</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2008</td> <td>Land Value 12,096</td> <td>12,096</td> <td>11%</td> <td>1,331</td> <td>Assessed</td> <td>1,454</td> <td>120.32</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 11,386</td> <td>1,119</td> <td> </td> <td>123</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 23,482</td> <td>13,215</td> <td> </td> <td>1,454</td> <td>Total Taxable</td> <td>1,454</td> <td>120.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	Remove Cap	2008	Land Value 12,096	12,096	11%	1,331	Assessed	1,454	120.32	Year Frozen	0	Improvements 11,386	1,119		123	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 23,482	13,215		1,454	Total Taxable	1,454	120.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660004791	SPENCE, FRANK H JR	14	22,819	0	1,412	117.00																																															
2024	2024-660004791	SPENCE, FRANK H JR	14	22,225	0	1,371	116.00																																															
2023	2023-660004791	SPENCE, FRANK H JR	14	12,096	0	1,331	113.00																																															
2022	2022-660004791	SPENCE, FRANK H JR	14	12,096	0	1,331	113.00																																															
2021	2021-660004791	SPENCE, FRANK H JR	14	12,096	0	1,331	113.00																																															
2020	2020-660004791	SPENCE, FRANK H JR	14	12,096	0	1,331	113.00																																															
2019	2019-660004791	SPENCE, FRANK H JR	14	12,096	0	1,331	114.00																																															
2018	2018-660004791	SPENCE, FRANK H JR	14	12,095	0	1,330	114.00																																															
2017	2017-660004791	SPENCE, FRANK H JR	14	12,096	0	1,331	114.00																																															
2016	2016-660004791	SPENCE, FRANK H	14	12,096	0	1,331	116.00																																															
2015	2015-660004791	SPENCE, FRANK H	14	12,096	0	1,331	115.00																																															
2014	2014-660004791	SPENCE, FRANK H	14	12,095	0	1,330	118.00																																															
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<b>Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE)</b>	
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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<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	/

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

### Direct Comparables

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

<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	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	12,096
Site Improvements	11,386
Total Value	23,482 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
	BARN BARN		30x36x0			1,080
	Qual 1	Cond 1	Year	Eff Age	2836	
	<b>Valuation Summary</b> Base Cost (8.41 x 1,080) 9,083		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	BARN Barn		0x0x0			2,326
	Qual	Cond	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (9.79 x 2,326) 22,772		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30		0	11.600	72	72	835	835
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60		0	17.000	144	144	2,448	2,448
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60		0	40.000	144	144	5,760	5,760
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	14.000	192	192	2,688	2,688
PAA	PARSONS SILT LOAM 0-1% SL	NTV PST	76		0	2.000	182	182	365	365
<b>NTV PST Totals</b>						84.600			12,096	12,096
<b>Total Agland</b>						84.600			12,096	12,096