



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	660008313								
Parcel ID	24N18E-08-4-00000-000-0000								
Cadastral ID	08-24-18-00600								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	14 - CHELSEA RURAL								
Name ID	4634								
RIDDLE, ROYCE H									
2684 S 4270 RD CHELSEA OK 74016-0000									
Parcel Location									
Situs	02684 S 4270 RD								
Subdivision									
Lot/Block	/	Parcel Size	20 - Acres						
Sec/Twn/Rng	8 / 24 / 18 / 4								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.57273533 -95.40239866									
S2 NE SE									
Building Permits									
Number	Description	Opened	Closed	Amount					
R4	R5 FOR IMPROVEMENTS	02/2004	01/2005						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1003/542	BRYANT, HELEN I	09/19/1995	18,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	1999	Land Value	3,064	3,064	11%	337	Assessed	11,870	
Year Frozen	0	Improvements	139,231	104,847		11,533	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	142,295	107,911		11,870	Total Taxable	10,870	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660008313	RIDDLE, ROYCE H	14	123,938	1000	10,525	871.00		
2024	2024-660008313	RIDDLE, ROYCE H	14	126,317	1000	10,189	860.00		
2023	2023-660008313	RIDDLE, ROYCE H	14	108,571	1000	9,863	841.00		
2022	2022-660008313	RIDDLE, ROYCE H	14	106,620	1000	9,547	808.00		
2021	2021-660008313	RIDDLE, ROYCE H	14	94,247	1000	9,240	783.00		
2020	2020-660008313	RIDDLE, ROYCE H	14	90,376	1000	8,941	758.00		
2019	2019-660008313	RIDDLE, ROYCE H	14	88,171	1000	8,699	747.00		
2018	2018-660008313	RIDDLE, ROYCE H	14	91,301	1000	8,981	767.00		
2017	2017-660008313	RIDDLE, ROYCE H	14	90,357	1000	8,691	745.00		
2016	2016-660008313	RIDDLE, ROYCE H	14	85,532	1000	8,408	733.00		
2015	2015-660008313	RIDDLE, ROYCE H	14	83,457	1000	8,180	705.00		
2014	2014-660008313	RIDDLE, ROYCE H	14	84,420	1000	8,170	728.00		
2013	2013-660008313	RIDDLE, ROYCE H	14	80,938	1000	7,903	701.00		



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	969 / 969
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	969
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1997 / 22

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	85,333
Lot Value	
Indicated Value	85,333 88.06 Per SqFt
Agland Value	3,064
Site Improvements	53,898
Total Value	142,295 146.85 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	90.54	Total Misc Impr	+ 17,071
Roofing Adj	+ 4.92	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 123,671
Heat/Cool Adj	+ 9.69	Depreciation (31%)	- 38,338
Plumbing Adj	+ 4.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 85,333
Adj Base Cost	= 110.01	Lot Value	+
Total Area	x 969	Indicated Value	= 85,333
Adjusted Cost	= 106,600	Value Per SqFt	88.06

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,306.17		4,306
PRCH	SLAB PORCH - COVERED	19487		690	690	18.50		12,765



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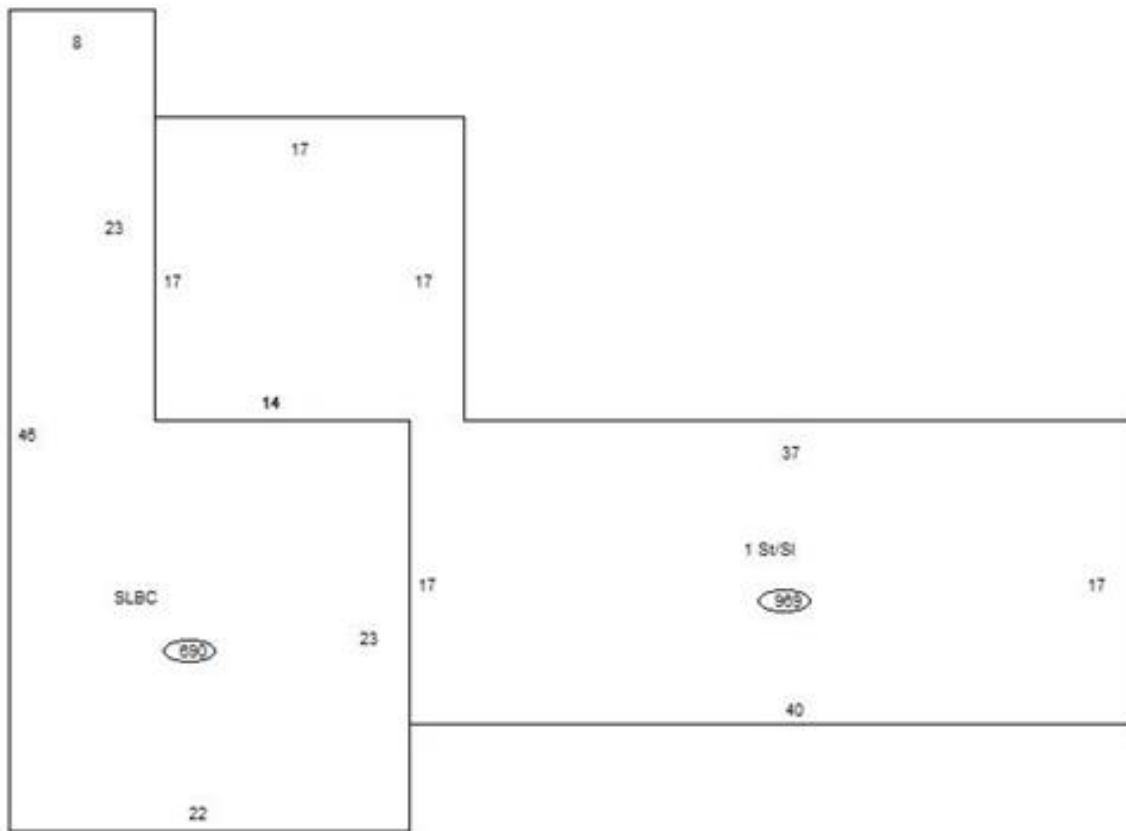
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	969	1.000	969
2	M	PRCH		10	SLBC	690	1.000	690
Total Building Area						969		969



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			2,100
	Qual 2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (26.63 x 2,100)	55,923	55,923	13,981	41,942
	LT	LEAN-TO	0x0x0			420
	Qual 3	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
		Base Cost (2.92 x 420)	1,226	1,226	368	858
	LT	LEAN-TO	0x0x0			420
	Qual 3	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
		Base Cost (2.92 x 420)	1,226	1,226	368	858
	BARN	BARN	30x30x0		Metal	900
	Qual 3	Cond 3	Year	Eff Age	1520	
		Valuation Summary	Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
		Base Cost (10.48 x 900)	9,432	9,432	2,830	6,602
	STA	STG AVG	16x26x0			416
	Qual 3	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (7.02 x 416)	2,920	2,920		2,920
	CP	CARPORT DIRT	0x0x0			
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (3.50 x)				
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LNT0	LEAN TO - ATTACHED	14x30x0			420	
	Qual	3	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (8.55 x 420)	3,591		3,591	2,873	718
	CP	Carport Dirt	0x0x0				
	Qual		Cond	Year	Eff Age		
				0			
			0				
			0				
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD		
		Base Cost (3.50 x)					
	CP	Carport Dirt	0x0x0				
	Qual		Cond	Year	Eff Age		
				0			
			0				
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD		
		Base Cost (3.50 x)					
	CP	Carport Dirt	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
		Base Cost (3.50 x)					



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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
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47		0	3.000	85	85	254	254
TMBR Totals						3.000			254	254
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51		0	2.500	143	143	357	357
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	2.500	168	168	420	420
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	10.000	168	168	1,680	1,680
LKB	LINKER FINE SANDY LOAM 1-	IMP PST	63		0	2.000	176	176	353	353
IMP PST Totals						17.000			2,810	2,810
Total Agland						20.000			3,064	3,064