



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 07:43:52
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660014773 Parcel ID 23N17E-15-1-00000-000-0000 Cadastral ID 15-23-17-00300 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 344033 THOR, KAYNG PAO 9401 S HWY 66 CHELSEA OK 74016-0000 Parcel Location Situs 09401 S HWY 66 Subdivision Lot/Block / Parcel Size 3.63 - Acres Sec/Twn/Rng 15 / 23 / 17 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.47613641 -95.47642130																																																																																																																									
Building Permits					\\tsclient\TCASEY\CASEY BOOTH COMMERCIAL VI\2022-4-8\IM 6/3/2022																																																																																																																				
Legal Description TR IN SW NE, BEG: 1317.5' W & 498.8' N SE/C NE; N 800' TO N/L SD TR; S ALG ROW HWY #66 750'; SELY 564' TO POB & LESS TR DESC AS; BEG AT PT WHERE PRESENT E ROW/L HWY 66 INTERS E/L SW NE, 29.94' S NE/C SW NE, TH SWLY ALG SD E ROW/L 750', TH S65-53 51E 91.53', TH N40- 04-22E 625.83' TO E/L, TH N 132.44' TO POB					<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>R20</td> <td>R21-POSS MED MARI GROWER</td> <td>10/2020</td> <td>01/2021</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R21-POSS MED MARI GROWER	10/2020	01/2021																																																																																																							
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Date 04/17/2026
 Time 07:43:53
 Page 2

Lot Data		Square-Foot - NBHD 4050 #1	
Lot Size			
Lot Count			
Units Buildable	5.02		
Non-Ag Acres	2.2083		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	96,193.00 x .35 = 33,949		
Factor Value			
Adjustments	1.0000		
Lot Value	33,949		



\\tsclient\C\Users\Randy Necessary\Pictures\2020-08-31\IMG_007 9/1/2020

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,680 / 1,680
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	570 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1945 / 81

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	152,171 90.58 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	43,642
Lot Value	33,949
Indicated Value	77,591 46.19 Per SqFt
Agland Value	
Site Improvements	
Total Value	77,591 46.19 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	90.97	Total Misc Impr	+ 3,722				
Roofing Adj	+ 4.23	Garage Cost	+ 14,887				
Subfloor Adj	+ 1.13	Total RCN	= 195,093				
Heat/Cool Adj	+ 5.46	Depreciation (79%)	- 154,124				
Plumbing Adj	+ 3.25	Lump Sums	+ 2,673				
Basement Adj	+ 0.00	RCNLD	= 43,642				
Adj Base Cost	= 105.05	Lot Value	+ 33,949				
Total Area	x 1,680	Indicated Value	= 77,591				
Adjusted Cost	= 176,484	Value Per SqFt	46.19				

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	35652	12x5		60	62.04		3,722
WODO	WOOD DECK - OPEN	116398	20x12		240	18.56	40%	2,673



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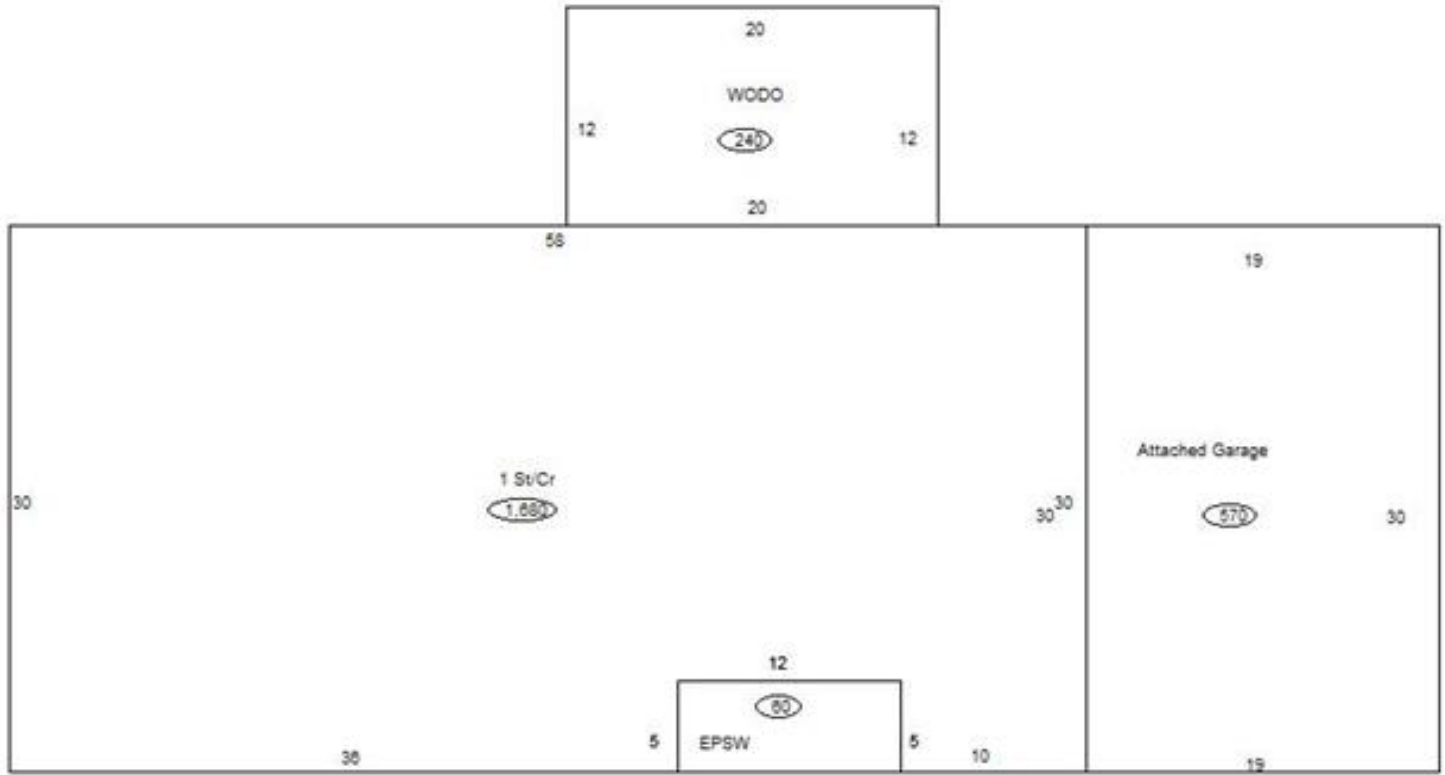
Date 04/17/2026

Time 07:43:53

Page 3

Sketch Image

660014773



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,680	1.000	1,680
2	M	EPSW		10	EPSW	60	1.000	60
3	G	1		10	Attached Garage	570	1.000	570
4	M	WODO		10	WODO	240	1.000	240
Total Building Area						1,680		1,680



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 Time 07:43:53
 Page 4

Lot Data		Primary Image	
Lot Size	x		
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Value Model			
Value Method			
Base Lot Value	x .00 =		
Factor Value	0		
Adjustments		Image Information	
Lot Value		Image ID 1000743 Image Date 6/3/2022 Name IMG_0001.JPG Description \\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2022-4-8\IMG_0001.JPG	
Cost Approach		Value Reconciliation	
Manual Date	01/2025	Selected Valuation Method	Cost Approach
Total Building Area	11,250	Total Improvement Value	87,966
Total Base Value	59,065	Land Value	
Modifier Value		Total Appraised Value	97,484 8.67/SqFt
Misc Improvements			
Replacement Cost New	59,065		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	53,160		
Economic Depreciation			
RCNLD (All Sources)	53,160		
Depreciated Improvements			
Outbuilding Value	44,324		
Total Improvement Value	97,484		
Land Value			
Cost Approach Value	97,484 8.67/SqFt		
Income Approach			
Potential Gross Income (PGI)			
Vacancy & Collection Loss			
Miscellaneous Income			
Effective Gross Income (EGI)			
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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Page 5

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Parcel ID 23N17E-15-1-00000-000-0000
Cadastral ID 15-23-17-00300

Tax Area Code 71
Property Class RR
Owners Name THOR, KAYNG PAO

Building Data

Building ID 4943
Building Sequence 1
Occupancy 1 170 Institutional Greenhouse, Small 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,250
Average Perimeter 230
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2022
Effective Age 3
Construction Class 1 - Residential Stud Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 199 - N/A
Heating/Cooling 15 - No HVAC
Roof Type
Roof Cover

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0001.JPG
Image Date 6/3/2022
Image Name IMG_0001.JPG
Description \\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2022-48\IMG_0001.JPG

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 5.25
Wall Cost 0.00
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 5.25
Total Area 2,250
Base RCN 11,813
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 11,813
Physical Depreciation 10%
Functional Depreciation
Total Depreciation 10% (1,181)
Total RCNLD 10,632
Lump Sums
Total Building Value 10,632 \$ 4.73 Per SqFt



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 Cadastral ID 15-23-17-00300

Tax Area Code 71
 Property Class RR
 Owners Name THOR, KAYNG PAO

Building Data

Building ID 4944
 Building Sequence 2
 Occupancy 1 170 Institutional Greenhouse, Small 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 2,250
 Average Perimeter 230
 Number Of Storys 1.00
 Average Wall Ht 10.00
 Year Built 2022
 Effective Age 3
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Building Image



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 Image Date 6/3/2022
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 Description \\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2022-48\IMG_0001.JPG

Cost Calculations

Appraisal Zone 2
 Zone Description
 Base Cost 5.25
 Wall Cost 0.00
 HVAC Cost 0.00
 Basement Cost 0.00
 Total Base Cost 5.25
 Total Area 2,250
 Base RCN 11,813
 Misc Impr Value

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 11,813
 Physical Depreciation 10%
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 Total Depreciation 10% (1,181)
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Cadastral ID 15-23-17-00300

Tax Area Code 71
Property Class RR
Owners Name THOR, KAYNG PAO

Building Data

Building ID 4945
Building Sequence 3
Occupancy 1 170 Institutional Greenhouse, Small 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,250
Average Perimeter 230
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2022
Effective Age 3
Construction Class 1 - Residential Stud Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 199 - N/A
Heating/Cooling 15 - No HVAC
Roof Type
Roof Cover
Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



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Image Name IMG_0001.JPG
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HVAC Cost 0.00
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Total Area 2,250
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Occupancy 3
Total Floor Area 2,250
Average Perimeter 230
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2022
Effective Age 3
Construction Class 1 - Residential Stud Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 199 - N/A
Heating/Cooling 15 - No HVAC
Roof Type
Roof Cover

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0001.JPG
Image Date 6/3/2022
Image Name IMG_0001.JPG
Description \\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2022-48\IMG_0001.JPG

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 5.25
Wall Cost 0.00
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 5.25
Total Area 2,250
Base RCN 11,813
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 11,813
Physical Depreciation 10%
Functional Depreciation
Total Depreciation 10% (1,181)
Total RCNLD 10,632
Lump Sums
Total Building Value 10,632 \$ 4.73 Per SqFt



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 07:43:53
Page 9

Account 660014773
Parcel ID 23N17E-15-1-00000-000-0000
Cadastral ID 15-23-17-00300

Tax Area Code 71
Property Class RR
Owners Name THOR, KAYNG PAO

Building Data

Building ID 4947
Building Sequence 5
Occupancy 1 170 Institutional Greenhouse, Small 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,250
Average Perimeter 230
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2022
Effective Age 3
Construction Class 1 - Residential Stud Frame
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Time 07:43:53

Page 10

660014773

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	UTILITY	64x24x8	Plank		1,536
	Qual	3	Cond 3	Year	Eff Age	
				2020	5	
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (30.28 x 1,536)			46,510	4,186		42,324
	SHDS	SHED	8x12x8	Plank	Formed Metal	96
	Qual	3	Cond 3	Year	Eff Age	
				2010	12	
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (28.83 x 96)			2,768	2,768		
	SHIP	Shipping/Storage Container	8x40x8			320
	Qual	0	Cond	Year	Eff Age	
				0		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (6.25 x 320)			2,000			2,000
Total Site Improvement Value						44,324