



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 17:00:14
Page 1

Assessment Data					Primary Image				
Account	660017083				<p>\\tsclient\C\Users\rln\Pictures\2020-01-31\IMG_0035.JPG 2/6/2020</p>				
Parcel ID	24N18E-18-4-00000-000-0000								
Cadastral ID	18-24-18-00100								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	14 - CHELSEA RURAL								
Name ID	279532								
MIKE COX CO									
3851 S 4250 RD CHELSEA OK 74016-0000									
Parcel Location									
Situs	22905 E 320 RD								
Subdivision									
Lot/Block	/	Parcel Size	15 - Acres						
Sec/Twn/Rng	18 / 24 / 18 / 4								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.55461662 -95.41985959									
SE SE SE & E2 SW SE SE									
Building Permits									
Number	Description	Opened	Closed	Amount					
R19	R20- POSS BLDG NEW BARN	04/2019	06/2019						
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2710/550	REVERSE MORTGAGE	05/02/2018	0	3					
2703/629	WILSON, NETA MAE	03/28/2018	0	10					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	2019	Land Value	1,836	1,836	11%	202	Assessed	18,673 1,545.19	
Year Frozen	2005	Improvements	188,549	167,912		18,471	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	190,385	169,748		18,673	Total Taxable	18,673 1,545.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660017083	MIKE COX CO	14	169,426	0	18,129	1,500.00		
2024	2024-660017083	MIKE COX CO	14	178,454	0	17,601	1,486.00		
2023	2023-660017083	MIKE COX CO	14	155,344	0	17,088	1,457.00		
2022	2022-660017083	MIKE COX CO	14	150,828	0	16,591	1,404.00		
2021	2021-660017083	MIKE COX CO	14	156,707	0	17,238	1,461.00		
2020	2020-660017083	MIKE COX CO	14	157,293	0	17,202	1,459.00		
2019	2019-660017083	MIKE COX CO	14	130,577	0	14,364	1,234.00		
2018	2018-660017083	MIKE COX CO	14	137,623	0	12,272	1,048.00		
2017	2017-660017083	WILSON, NETA MAE	14	136,098	0	11,914	1,022.00		
2016	2016-660017083	WILSON, NETA MAE	14	132,259	2000	9,568	834.00		
2015	2015-660017083	WILSON, NETA MAE	14	130,862	2000	9,567	824.00		
2014	2014-660017083	WILSON, NETA MAE	14	135,478	1000	10,567	941.00		
2013	2013-660017083	WILSON, NETA MAE	14	127,311	1000	10,567	937.00		



Rogers

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Date 04/17/2026
Time 17:00:14
Page 2

Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE)	
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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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,110 / 2,110
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1972 / 41

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	

Cost Approach Manual : 01/2025

Base Cost	104.04	Total Misc Impr	+	11,528
Roofing Adj	+ 4.55	Garage Cost	+	17,420
Subfloor Adj	+ 0.00	Total RCN	=	294,154
Heat/Cool Adj	+ 12.39	Depreciation (47%)	-	138,252
Plumbing Adj	+ 4.72	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	155,902
Adj Base Cost	= 125.69	Lot Value	+	
Total Area	x 2,110	Indicated Value	=	155,902
Adjusted Cost	= 265,206	Value Per SqFt		73.89

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	155,902		
Lot Value			
Indicated Value	155,902	73.89	Per SqFt
Agland Value	1,836		
Site Improvements	32,647		
Total Value	190,385	90.23	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	5,503.09		5,503
SHLT	STORM SHELTER	0		1	2012	0.00		
PRCH	SLAB PORCH - COVERED	41203	35x4		140	25.96		3,634
PATO	SLAB PORCH - OPEN	41204	18x14		252	9.49		2,391



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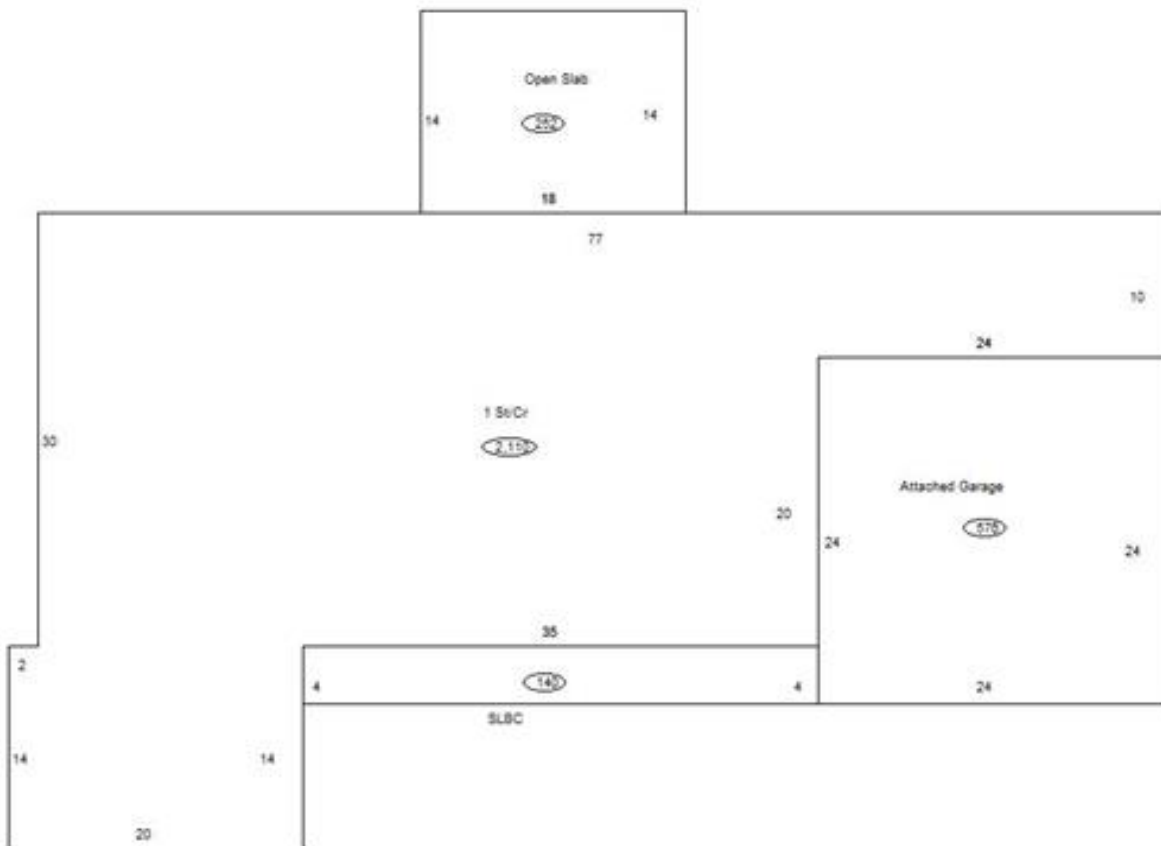
Date 04/17/2026

Time 17:00:14

Page 3

Sketch Image

660017083



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	2,110	1.000	2,110
2	G	1		10	Attached Garage	576	1.000	576
3	M	PRCH		10	SLBC	140	1.000	140
4	M	PATO		10	Open Slab	252	1.000	252
Total Building Area						2,110		2,110



Rogers




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Date 04/17/2026
 Time 17:00:14
 Page 4

660017083

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	MS	MECH SHED	90x40x0			3,600
	Qual 3	Cond 3	Year 2019	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (5.85 x 3,600)	21,060		21,060	2,106	18,954
	BARN	BARN	43x50x0			2,150
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (9.02 x 2,150)	19,393		19,393	5,818	13,575
	STF	STG FAIR	6x6x0			36
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 36)	168		168	50	118



Rogers

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Date 04/17/2026
Time 17:00:14
Page 5

Agland Inventory

660017083

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51		0	15.000	122	122	1,836	1,836
NTV PST Totals						15.000			1,836	1,836
Total Agland						15.000			1,836	1,836