



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 660017981 Parcel ID 000000-00-0-30045-001-0002 Cadastral ID 19-24-18-04510 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 29 - CHELSEA OT Name ID 318244 MARCUM, JAMES & REBECCA B MARCUM & AMANDA GREEN CO-TRUSTEES 2 NORTHVIEW DRIVE CHELSEA OK 74016-0000									
Parcel Location Situs 00002 NORTHVIEW DR Subdivision DELAWARE ACRES Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 24 / 18 / 5 Neighborhood 1195 - R-V02-NE CHELSEA School District S003 - CHELSEA SCHOOLS									
Legal Description Lat/Long: 36.54324826 -95.43521471					Building Permits				
LOT 2 BLOCK 1 DELAWARE ACRES					Number	Description	Opened	Closed	Amount
					R17	RMA PER REVAL	02/2016	05/2024	
					R5	R5 REMOVE DNT EXEMPT 2005	09/2004	12/2004	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2547/561	BENIGHT, RONALD LEE II &	05/05/2016	80,000	YES
					2456/68	BENIGHT, RONALD LEE II	02/20/2015		4
					2233/242	DEAN, RICHIE O &	03/22/2012	0	4
					1684/40	HOUSING AUTHORITY OF THE	05/12/2005	0	1
					1671/862	MURRAY, KEVIN L &	12/16/2004	0	9
					1620/60	HOUSING AUTHORITY OF THE	08/31/2004	0	1
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax
Remove Cap	2017	Land Value	9,877	7,022	11%	772	Assessed	8,653	716.04
Year Frozen	2019	Improvements	100,767	71,643		7,881	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00
TIF Project ID	0	Total Value	110,644	78,665		8,653	Total Taxable	7,653	633.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660017981	MARCUM, JAMES &			29	107,180	1000	7,653	633.00
2024	2024-660017981	MARCUM, JAMES &			29	114,268	1000	7,653	646.00
2023	2023-660017981	MARCUM, JAMES &			29	86,717	1000	7,653	652.00
2022	2022-660017981	MARCUM, JAMES & REBECCA			29	86,714	1000	7,653	648.00
2021	2021-660017981	MARCUM, JAMES & REBECCA			29	82,462	1000	7,653	649.00
2020	2020-660017981	MARCUM, JAMES & REBECCA			29	83,238	1000	7,653	649.00
2019	2019-660017981	MARCUM, JAMES & REBECCA			29	78,665	1000	7,653	657.00
2018	2018-660017981	MARCUM, JAMES & REBECCA			29	82,684	0	9,095	777.00
2017	2017-660017981	MARCUM, JAMES & REBECCA			29	81,960	0	9,016	773.00
2016	2016-660017981	MARCUM, JAMES & REBECCA			29	70,208	0	7,723	673.00
2015	2015-660017981	BENIGHT, RONALD LEE II &			29	70,880	0	7,797	672.00
2014	2014-660017981	BENIGHT, RONALD LEE II			29	73,530	0	8,088	720.00
2013	2013-660017981	BENIGHT, RONALD LEE II			29	70,492	0	7,754	688.00



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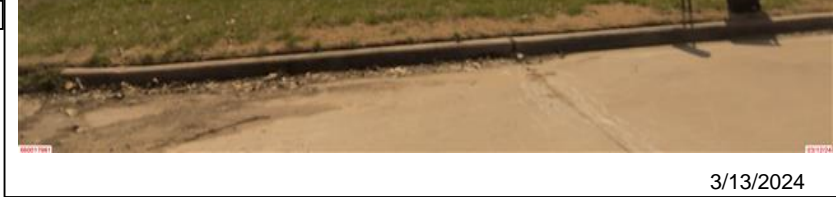
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Lot Data	Square-Foot - NBHD 1195 #1	Primary Image
Lot Size Lot Count Units Buildable 3762 Non-Ag Acres 0.2061 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value 8,979.00 x 1.10 = 9,877 Factor Value Adjustments Lot Value 9,877		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,467 / 1,467
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,467
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	240 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35



3/13/2024

Cost Approach		Manual : 01/2025	
Base Cost	99.84	Total Misc Impr	+ 3,808
Roofing Adj	+ 4.08	Garage Cost	+ 6,962
Subfloor Adj	+ 0.00	Total RCN	= 186,605
Heat/Cool Adj	+ 10.30	Depreciation (46%)	- 85,838
Plumbing Adj	+ 5.64	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 100,767
Adj Base Cost	= 119.86	Lot Value	+ 9,877
Total Area	x 1,467	Indicated Value	= 110,644
Adjusted Cost	= 175,835	Value Per SqFt	75.42

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	120,174	81.92	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	100,767		
Lot Value	9,877		
Indicated Value	110,644	75.42	Per SqFt
Agland Value			
Site Improvements			
Total Value	110,644	75.42	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	43340	14x12		168	20.77		3,489
PRCH	SLAB PORCH - COVERED	43341	5x3		15	21.24		319



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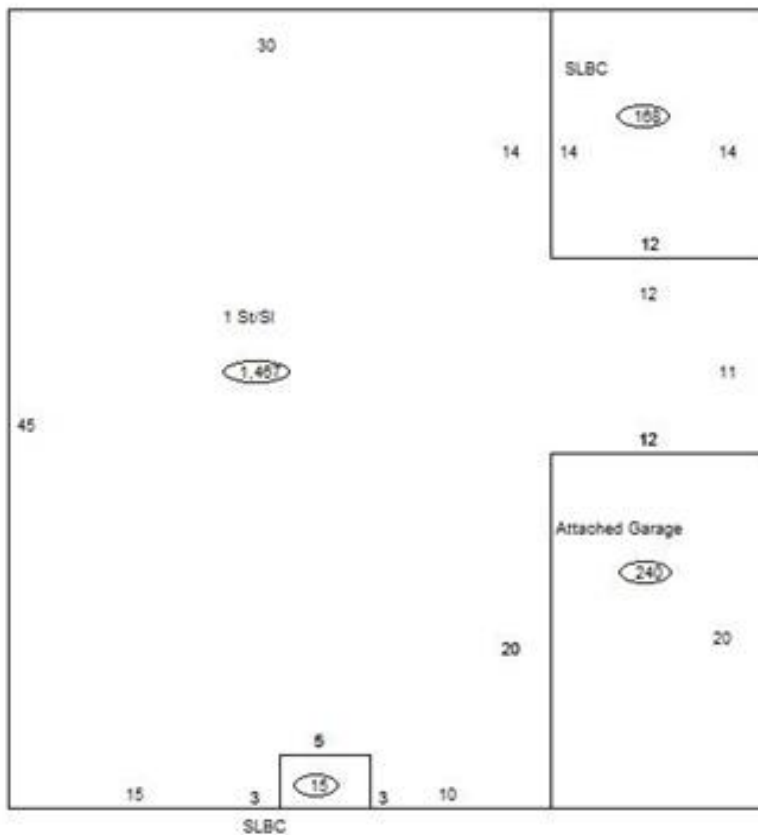
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Sketch Image

660017981



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,467	1.000	1,467
2	G	1		10	Attached Garage	240	1.000	240
3	M	PRCH		10	SLBC	168	1.000	168
4	M	PRCH		10	SLBC	15	1.000	15
Total Building Area						1,467		1,467