



# 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	660018986								
Parcel ID	24N18E-21-4-00000-000-0000								
Cadastral ID	21-24-18-01300								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	14 - CHELSEA RURAL								
Name ID	331209								
VANG, THAI WANG									
24564 E HWY 66 CHELSEA OK 74016-0000									
Parcel Location									
Situs	24564 E HWY 66								
Subdivision									
Lot/Block	/	Parcel Size	18.62 - Acres						
Sec/Twn/Rng	21 / 24 / 18 / 4								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.54042691 -95.38616553									
SW SE SE & E2 E2 SW SE LYING SO HWY 66									
Building Permits									
Number	Description	Opened	Closed	Amount					
R20	R21-POSS MED MARI GROWER	11/2020	12/2020						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	C & D INVESTMENT PROPERTIES LLC	07/08/2020	0	12					
2230/368	LEWIS C DEAN & CHERI	03/05/2012	0	4					
964/55	NICKERSON, KINNITH F JR &	08/01/1994	30,000	Yes					
955/203	BUNNELL, BOB & CHERIE &	04/29/1994	28,000	Yes					
926/250	SANDUSKY, LARRY M &	07/30/1993	21,500	No					
829/840			0	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	0	Land Value	894	894	11%	98	Assessed	7,155 592.08	
Year Frozen	0	Improvements	83,881	64,157		7,057	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -83.00	
TIF Project ID	0	Total Value	84,775	65,051		7,155	Total Taxable	6,155 509.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660018986	VANG, THAI WANG	14	69,531	1000	5,947	492.00		
2024	2024-660018986	VANG, THAI WANG	14	70,375	1000	5,745	485.00		
2023	2023-660018986	VANG, THAI WANG	14	59,533	1000	5,548	473.00		
2022	2022-660018986	VANG, THAI WANG	14	59,874	1000	5,586	473.00		
2021	2021-660018986	VANG, THAI WANG	14	146,892	1000	15,158	1,285.00		
2020	2020-660018986	VANG, THAI WANG	14	27,725	0	3,049	259.00		
2019	2019-660018986	C & D INVESTMENT PROPERTIES LLC	14	37,686	0	4,145	356.00		
2018	2018-660018986	C & D INVESTMENT PROPERTIES LLC	14	41,809	0	4,599	393.00		
2017	2017-660018986	C & D INVESTMENT PROPERTIES LLC	14	41,260	0	4,538	389.00		
2016	2016-660018986	C & D INVESTMENT PROPERTIES LLC	14	51,495	0	5,097	444.00		
2015	2015-660018986	C & D INVESTMENT PROPERTIES LLC	14	44,986	0	4,948	426.00		
2014	2014-660018986	C & D INVESTMENT PROPERTIES LLC	14	44,320	0	4,875	434.00		
2013	2013-660018986	C & D INVESTMENT PROPERTIES LLC	14	43,038	0	4,733	420.00		



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Lot Data		Square-Foot - NBHD 4050 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable					
Non-Ag Acres					
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY		0		
			0		
Method	Square-Foot				
Base Lot Value					
Factor Value					
Adjustments	1.0000				
Lot Value					

Residential Data	
Type	6 Mobile Home 68 x 28
Condition	1.5 - Low
Quality	2.5 - Fair
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	1,904 / 1,904
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1997 / 35



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	161,527 84.84 Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	30.68	Total Misc Impr	+ 0
Roofing Adj	+ 2.36	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 75,817
Heat/Cool Adj	+ 2.14	Depreciation ( 82%)	- 62,170
Plumbing Adj	+ 4.65	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 13,647
Adj Base Cost	= 39.82	Lot Value	+ 13,647
Total Area	x 1,904	Indicated Value	= 13,647
Adjusted Cost	= 75,817	Value Per SqFt	7.17

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	13,647
Lot Value	
Indicated Value	13,647 7.17 Per SqFt
Agland Value	894
Site Improvements	
Total Value	14,541 7.64 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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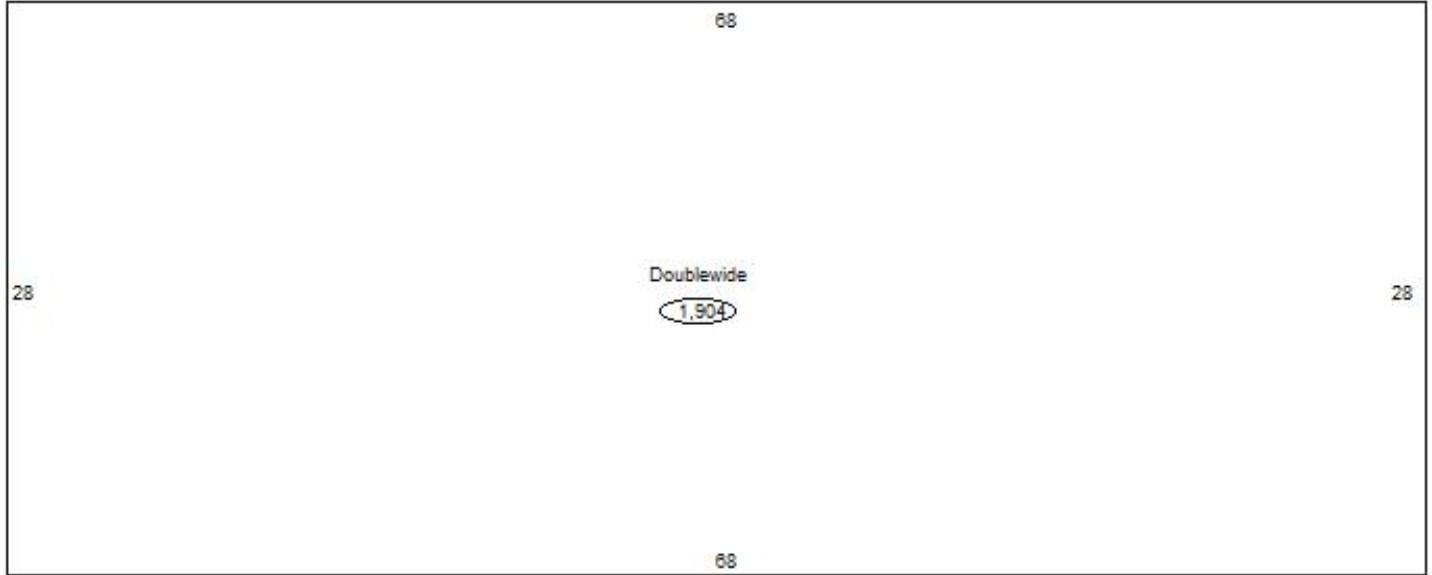
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	1,904	1.000	1,904
<b>Total Building Area</b>						1,904		1,904





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Shop Building	62x30x0			1,860	
	Qual	4	Cond 4	Year	Eff Age	4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (34.74 x 1,860)		64,616		64,616	4,523	60,093
	BARN	BARN	0x0x0			1,800	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (9.39 x 1,800)		16,902		16,902	6,761	10,141
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (4.68 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
HC	HECTOR STONY SANDY LOAM	NTV PST	20			18.620	48	48	894	894
<b>NTV PST Totals</b>						18.620			894	894
<b>Total Agland</b>						18.620			894	894