



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:09:27
Page 1

Assessment Data					Primary Image				
Account	660019004				<p style="text-align: right;">4/1/2024</p>				
Parcel ID	24N18E-21-4-00000-000-0000								
Cadastral ID	21-24-18-03000								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	2						
Tax Area	14 - CHELSEA RURAL								
Name ID	304951								
EVANS, CINDY ANN & JAMES LEE									
24357 E HWY 66 CHELSEA OK 74016-0000									
Parcel Location									
Situs	24357 E HWY 66								
Subdivision									
Lot/Block	/	Parcel Size	1.19 - Acres						
Sec/Twn/Rng	21 / 24 / 18 / 4								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.54237800 -95.39075053									
TR IN SW SE LYING N OF HWY 66, BEG: AT NW/C OF SD SW SE, DUE E 160°; DUE S TO N ROW/L OF HY 66; IN A SWLY DIR ALG N RW/L OF HWY 66 TO W/L OF SW SE DUE N ALG W/L OF SW SE TO POB & LESS 15' FOR RWD #5					Building Permits				
					Number	Description	Opened	Closed	Amount
					R19	R19- NEW PFS	04/2018	07/2018	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2175/421	SCOTT, CINDY ANN &	06/06/2011	0	4
					2060/702	SCOTT, FRED & LINDA BAKER	09/01/2008	0	4
					1283/166	HENSON, JONATHAN	08/25/2000	0	No
					1210/882	HENSON, BOBBI LYNN	01/06/2000	0	No
					1077/234	HELTZEL, JOHN S	07/17/1997	0	No
					889/912	SCOTT, MARVIN L	08/10/1992	5,000	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax
Remove Cap	2002	Land Value	34,044	17,587	11%	1,935	Assessed	4,512	373.37
Year Frozen	0	Improvements	31,975	23,424		2,577	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-82.00
TIF Project ID	0	Total Value	66,019	41,011		4,512	Total Taxable	3,512	291.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660019004	EVANS, CINDY ANN & JAMES LEE			14	63,423	1000	3,379	280.00
2024	2024-660019004	EVANS, CINDY ANN & JAMES LEE			14	68,364	1000	3,253	275.00
2023	2023-660019004	EVANS, CINDY ANN & JAMES LEE			14	56,828	1000	3,129	267.00
2022	2022-660019004	EVANS, CINDY ANN & JAMES LEE			14	47,021	1000	3,008	255.00
2021	2021-660019004	EVANS, CINDY ANN & JAMES LEE &			14	46,912	1000	2,891	245.00
2020	2020-660019004	EVANS, CINDY ANN & JAMES LEE &			14	44,749	1000	2,779	236.00
2019	2019-660019004	EVANS, CINDY ANN & JAMES LEE &			14	40,415	1000	2,669	229.00
2018	2018-660019004	EVANS, CINDY ANN & JAMES LEE &			14	28,485	1000	1,264	108.00
2017	2017-660019004	EVANS, CINDY ANN & JAMES LEE &			14	28,313	1000	1,198	103.00
2016	2016-660019004	EVANS, CINDY ANN & JAMES LEE &			14	26,048	1000	1,133	99.00
2015	2015-660019004	EVANS, CINDY ANN & JAMES LEE &			14	26,589	1000	1,071	92.00
2014	2014-660019004	EVANS, CINDY ANN & JAMES LEE &			14	23,608	1000	1,011	90.00
2013	2013-660019004	EVANS, CINDY ANN & JAMES LEE &			14	23,930	1000	952	84.00



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:09:28
 Page 2

Lot Data		Square-Foot - NBHD 4050 #1	
Lot Size			
Lot Count			
Units Buildable	1.19		
Non-Ag Acres	1.1965		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	52,120.00 x .65 = 34,044		
Factor Value			
Adjustments	1.0000		
Lot Value	34,044		



Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	720 / 720
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 86

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	35,805	49.73	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	95.81	Total Misc Impr	+ 6,687
Roofing Adj	+ 5.20	Garage Cost	+ 0
Subfloor Adj	+ 2.69	Total RCN	= 86,585
Heat/Cool Adj	+ 0.72	Depreciation (80%)	- 69,268
Plumbing Adj	+ 6.55	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 17,317
Adj Base Cost	= 110.97	Lot Value	+ 34,044
Total Area	x 720	Indicated Value	= 51,361
Adjusted Cost	= 79,898	Value Per SqFt	71.33

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	17,317		
Lot Value	34,044		
Indicated Value	51,361	71.33	Per SqFt
Agland Value			
Site Improvements	14,658		
Total Value	66,019	91.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	45859	12x8		96	52.24		5,015
PRCH	SLAB PORCH - COVERED	45860	12x7		84	19.90		1,672



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

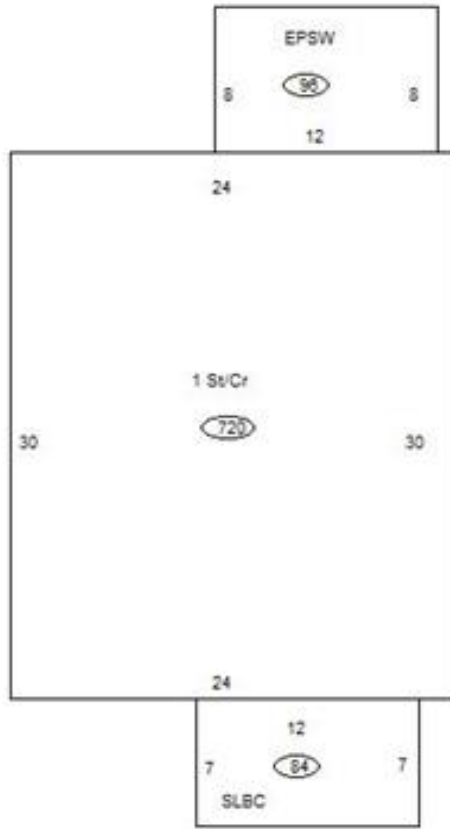
Date 04/18/2026

Time 07:09:28

Page 3

Sketch Image

660019004



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	720	1.000	720
2	M	EPSW		10	EPSW	96	1.000	96
3	M	PRCH		10	SLBC	84	1.000	84
Total Building Area						720		720



Rogers




Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:09:28
 Page 4

660019004

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PFS	PORTABLE FRAME STRUCTURE	36x12x0			432
	Qual 3	Cond 3	Year 2018	Eff Age	6	
	Valuation Summary Base Cost (34.76 x 432) 15,016		Modifier Total	RCN 15,016	Depr (24% Phys/ % Func) 3,604	RCNLD 11,412
	STF	STG FAIR	16x32x0			512
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary Base Cost (4.68 x 512) 2,396		Modifier Total	RCN 2,396	Depr (70% Phys/ % Func) 1,677	RCNLD 719
	STA	STG AVG	12x30x0			360
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (7.02 x 360) 2,527		Modifier Total	RCN 2,527	Depr (0% Phys/ % Func)	RCNLD 2,527