



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 05:20:48
 Page 1

Assessment Data					Primary Image				
Account	660019568								
Parcel ID	24N18E-22-2-00000-000-0000								
Cadastral ID	22-24-18-00300								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	14 - CHELSEA RURAL								
Name ID	306444								
WARD, MACE									
26987 E 51ST ST BROKEN ARROW OK 74014-0000									
Parcel Location									
Situs	04103 S 4280 RD								
Subdivision									
Lot/Block	/	Parcel Size	80 - Acres						
Sec/Twn/Rng	22 / 24 / 18 / 2								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.55007651 -95.37983491									
Building Permits									
W2 NW									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2228/600	WARD, KENNETH	01/11/2011	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	0	Land Value	11,233	11,233	11%	1,236	Assessed	2,912	240.97
Year Frozen	0	Improvements	25,151	15,242		1,676	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	36,384	26,475		2,912	Total Taxable	2,912	241.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660019568	WARD, MACE	14	35,120	0	2,828	234.00		
2024	2024-660019568	WARD, MACE	14	36,658	0	2,746	232.00		
2023	2023-660019568	WARD, MACE	14	32,491	0	2,666	227.00		
2022	2022-660019568	WARD, MACE	14	23,525	0	2,588	219.00		
2021	2021-660019568	WARD, MACE	14	29,319	0	3,225	273.00		
2020	2020-660019568	WARD, MACE	14	28,978	0	3,188	270.00		
2019	2019-660019568	WARD, MACE	14	28,235	0	3,106	267.00		
2018	2018-660019568	WARD, MACE	14	28,563	0	3,142	268.00		
2017	2017-660019568	WARD, MACE	14	28,307	0	3,114	267.00		
2016	2016-660019568	WARD, MACE	14	31,267	0	3,440	300.00		
2015	2015-660019568	WARD, MACE	14	33,598	0	3,553	306.00		
2014	2014-660019568	WARD, MACE	14	33,839	0	3,450	307.00		
2013	2013-660019568	WARD, MACE	14	34,850	0	3,349	297.00		



Rogers

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Date 04/17/2026
Time 05:20:49
Page 2

Lot Data	
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	1 - Low
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,084 / 1,084
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	1950 / 106

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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	21,488		
Lot Value			
Indicated Value	21,488	19.82	Per SqFt
Agland Value	11,233		
Site Improvements	3,663		
Total Value	36,384	33.56	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	85.65	Total Misc Impr	+	1,435
Roofing Adj	+ 4.67	Garage Cost	+	
Subfloor Adj	+ 2.40	Total RCN	=	107,439
Heat/Cool Adj	+ 0.72	Depreciation (80%)	-	85,951
Plumbing Adj	+ 4.35	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	21,488
Adj Base Cost	= 97.79	Lot Value	+	
Total Area	x 1,084	Indicated Value	=	21,488
Adjusted Cost	= 106,004	Value Per SqFt		19.82

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2006	1	0.00		
PRCH	SLAB PORCH - COVERED	47462	12x6		72	19.93		1,435



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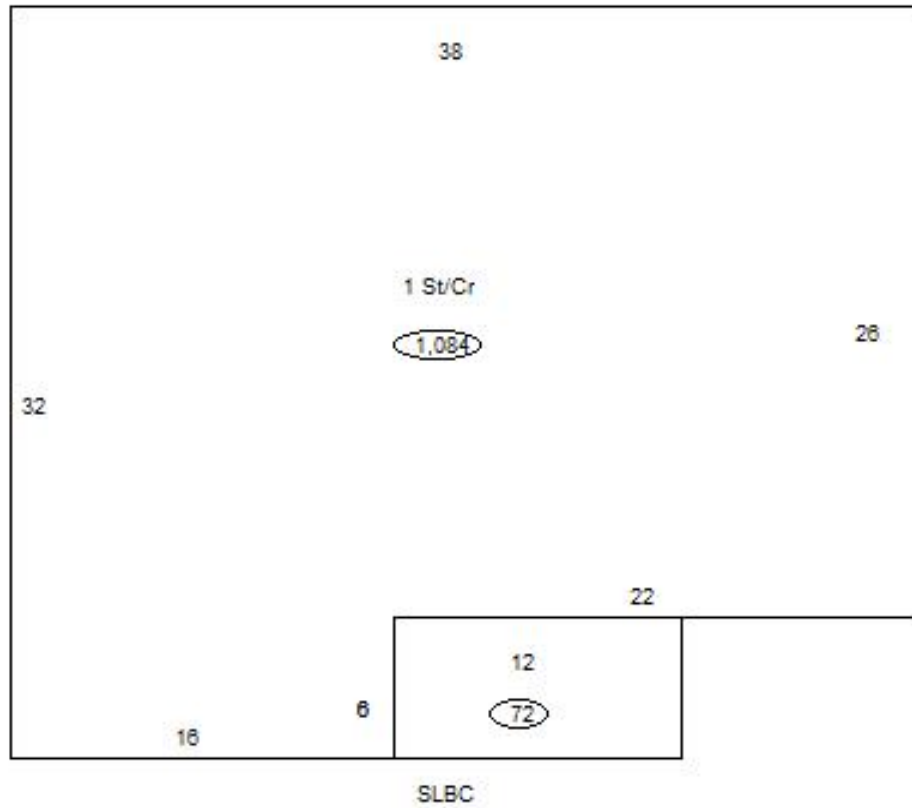
Date 04/17/2026

Time 05:20:49

Page 3

Sketch Image

660019568



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,084	1.000	1,084
2	M	PRCH		10	SLBC	72	1.000	72
Total Building Area						1,084		1,084



Rogers





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Date 04/17/2026
 Time 05:20:49
 Page 4

660019568

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,280
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD
	Base Cost (10.10 x 1,280)	12,928		12,928	11,635	1,293
	LF	LOAFING SHED	0x0x0			450
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 450)	1,917		1,917	1,725	192
	STF	STG FAIR	0x0x0			616
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 616)	2,883		2,883	2,595	288
	CP	CARPORT DIRT	0x0x0			600
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (3.50 x 600)	2,100		2,100	210	1,890



Rogers

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Date 04/17/2026
 Time 05:20:49
 Page 5

Agland Inventory

660019568

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HLC	HECTOR-LINKER FINE SANDY	TMBR	35		0	5.000	63	63	315	315
TMBR Totals						5.000			315	315
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60		0	8.000	144	144	1,152	1,152
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60		0	2.000	144	144	288	288
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60		0	7.000	144	144	1,008	1,008
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	4.000	192	192	768	768
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	2.000	192	192	384	384
HC	HECTOR STONY SANDY LOAM	NTV PST	20		0	4.000	48	48	192	192
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35		0	3.000	84	84	252	252
NTV PST Totals						30.000			4,044	4,044
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	31.000	168	168	5,208	5,208
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	3.000	224	224	672	672
HC	HECTOR STONY SANDY LOAM	IMP PST	20		0	2.000	56	56	112	112
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35		0	9.000	98	98	882	882
IMP PST Totals						45.000			6,874	6,874
Total Agland						80.000			11,233	11,233