



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 660020232 Parcel ID 24N18E-23-3-00000-000-0000 Cadastral ID 23-24-18-01000 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 349046 SOWARDS, DEBORAH 611 W 8TH ST CHELSEA OK 74016-0000 Parcel Location Situs 04753 S 4290 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 23 / 24 / 18 / 3 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>660020232_001.JPG 4/10/2024</p>				
Legal Description Lat/Long: 36.54371297 -95.36293574									
SW NW SW					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	FRANCIS, SHAD MITCHELL &	12/10/2025	160,000	YES
					2627/894	MAGGARD, MICHAEL BRETT &	04/19/2017	130,000	19
					1403/327	MAGGARD, DARLINE	09/04/2002	0	4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax
Remove Cap	2026		Land Value	41,974	41,974	11%	4,617	Assessed	17,600 1,456.40
Year Frozen	0		Improvements	118,027	118,027		12,983	Penalty	0
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0 0.00
TIF Project ID	0		Total Value	160,001	160,001		17,600	Total Taxable	17,600 1,456.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660020232	FRANCIS, SHAD MITCHELL &			14	267,598	0	17,446	1,444.00
2024	2024-660020232	FRANCIS, SHAD MITCHELL &			14	234,127	0	16,616	1,402.00
2023	2023-660020232	FRANCIS, SHAD MITCHELL &			14	143,865	0	15,825	1,349.00
2022	2022-660020232	FRANCIS, SHAD MITCHELL &			14	142,122	0	15,634	1,323.00
2021	2021-660020232	FRANCIS, SHAD MITCHELL &			14	136,829	0	15,052	1,276.00
2020	2020-660020232	FRANCIS, SHAD MITCHELL &			14	136,829	0	15,052	1,277.00
2019	2019-660020232	FRANCIS, SHAD MITCHELL &			14	161,082	0	17,720	1,522.00
2018	2018-660020232	FRANCIS, SHAD MITCHELL &			14	158,804	0	17,469	1,492.00
2017	2017-660020232	FRANCIS, SHAD MITCHELL &			14	124,778	0	13,726	1,177.00
2016	2016-660020232	MAGGARD, MICHAEL BRETT &			14	124,778	0	13,726	1,196.00
2015	2015-660020232	MAGGARD, MICHAEL BRETT &			14	124,778	0	13,726	1,182.00
2014	2014-660020232	MAGGARD, MICHAEL BRETT &			14	209,514	0	21,809	1,943.00
2013	2013-660020232	MAGGARD, MICHAEL BRETT			14	59,545	0	6,542	580.00




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Lot Data		Square-Foot - NBHD 4050 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	431,349.00 x .26 = 113,094							
Factor Value								
Adjustments	0.3711							
Lot Value	41,974							
Residential Data				660020232_001.JPG 4/10/2024				
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent 0.00				
Architecture				Indicated Value				
Style				Multiple Regression				
Exterior Wall				MRA Code				
Base/Total Area /				Adusted R				
Style				Indicated Value				
HVAC				Direct Comparables				
Roof Cover				Selection Model 1 Res				
Area on Slab				Adjustment Model A2 AO Test				
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach Cost Approach				
Remodel				Improvements				
Year/Eff Age /				Lot Value 41,974				
Cost Approach		Manual : 01/2025		Indicated Value 41,974 0.00 Per SqFt				
Base Cost	0.00	Total Misc Impr	+ 0	Agland Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Site Improvements				
Subfloor Adj	+ 0.00	Total RCN	= 0	Total Value 41,974 0.00 Total Value Per SqFt				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 41,974					
Total Area	x	Indicated Value	= 41,974					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Value Model</p> <p>Value Method</p> <p>Base Lot Value x .00 =</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value</p>	
Cost Approach	Image Information
<p>Manual Date 01/2025</p> <p>Total Building Area 1,440</p> <p>Total Base Value 144,835</p> <p>Modifier Value</p> <p>Misc Improvements 15,768</p> <p>Replacement Cost New 160,603</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 104,392</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 104,392</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 13,635</p> <p>Total Improvement Value 118,027</p> <p>Land Value</p> <p>Cost Approach Value 118,027 81.96/SqFt</p>	<p>Image ID 929986</p> <p>Image Date 6/17/2020</p> <p>Name IMG_0028.JPG</p> <p>Description REVAL 2021</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 13,635</p> <p>Land Value</p> <p>Total Appraised Value 118,027 81.96/SqFt</p>



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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	C	442		13	442	1,440	1.000	1,440
2	M	PRCH		13	SLBC	900	1.000	900
Total Building Area						1,440		1,440



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Parcel ID 24N18E-23-3-00000-000-0000
Cadastral ID 23-24-18-01000

Tax Area Code 14
Property Class RR
Owners Name SOWARDS, DEBORAH

Building Data

Building ID 3124
Building Sequence 1
Occupancy 1 442 Bar/Tavern 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,440
Average Perimeter 168
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 2012
Effective Age 12
Construction Class 7 - Pre-Engineered Steel Frame
Quality 1 - Low
Condition 1 - Low
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 7 - Package Unit
Roof Type Gable
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name SAM_0002.JPG
Image Date 9/26/2013
Image Name SAM_0002.JPG
Description RAGWEEDS

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 68.20
Wall Cost 17.33
HVAC Cost 15.05
Basement Cost 0.00
Total Base Cost 100.58
Total Area 1,440
Base RCN 144,835
Misc Impr Value 15,768

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 160,603
Physical Depreciation 19%
Functional Depreciation 20%
Total Depreciation 35% (56,211)
Total RCNLD 104,392
Lump Sums
Total Building Value 104,392 \$ 72.49 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED		60x15	900	17.52		15,768
Total Misc Improvement							15,768



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	COL	COOLER, WALK-IN	10x14x0			140
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (162.32 x 140)			22,725	9,090		13,635
Total Site Improvement Value						13,635