




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:05:00
 Page 1

Assessment Data					Primary Image														
Account 660021365 Parcel ID 000000-00-0-30010-034-0005 Cadastral ID 25-24-17-00060 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 29 - CHELSEA OT Name ID 341214 THE FRANKLYN FAMILY TRUST 434254 E 320 RD BIG CABIN OK 74332-8258 Parcel Location Situs 00619 W 6TH ST Subdivision CHELSEA O T Lot/Block 0005 / 0034 Parcel Size .5 - Lots Sec/Twn/Rng 25 / 24 / 17 / 5 Neighborhood 1195 - R-V02-NE CHELSEA School District S003 - CHELSEA SCHOOLS					 <p>660021365_001.JPG 12/15/2024</p>														
Legal Description Lat/Long: 36.53859574 -95.43730682 E 65' OF LOT 5 BLOCK 34 CHELSEA O T																			
Exemptions					Building Permits														
					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	MENDOZA, VICTOR	04/05/2023	12,500	YES										
					2712/720	DICKERSON, REBECCA	03/29/2018	5,500	19										
					2678/50	CLAYPOOL, EDDIE	07/06/2011	18,500	YES										
					1539/265	AMERIQUEST MORTGAGE CO	10/30/2003	6,000	YES										
					1508/296	PLUMMER, KENNETH & SHARON	07/30/2003	0	10										
					1022/146	DEWITT, JOYCE D	04/12/1996	15,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax										
Remove Cap	2024		Land Value	3,500	3,500	11%	Assessed	385	1,548										
Year Frozen	0		Improvements	30,742	10,575		Penalty	0	0										
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00										
TIF Project ID	0		Total Value	34,242	14,075		Total Taxable	1,548	128.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660021365	THE FRANKLYN FAMILY TRUST			29	33,515	0	1,475	122.00										
2024	2024-660021365	THE FRANKLYN FAMILY TRUST			29	12,767	0	1,404	118.00										
2023	2023-660021365	THE FRANKLYN FAMILY TRUST			29	16,900	0	1,151	98.00										
2022	2022-660021365	MENDOZA, VICTOR			29	9,967	0	1,096	93.00										
2021	2021-660021365	MENDOZA, VICTOR			29	14,170	0	1,559	132.00										
2020	2020-660021365	MENDOZA, VICTOR			29	13,978	0	1,538	130.00										
2019	2019-660021365	MENDOZA, VICTOR			29	13,396	0	1,474	127.00										
2018	2018-660021365	MENDOZA, VICTOR			29	16,713	0	1,838	157.00										
2017	2017-660021365	CLAYPOOL, EDDIE			29	16,589	0	1,243	107.00										
2016	2016-660021365	CLAYPOOL, EDDIE			29	16,195	0	1,185	103.00										
2015	2015-660021365	CLAYPOOL, EDDIE			29	15,909	0	1,128	97.00										
2014	2014-660021365	CLAYPOOL, EDDIE			29	16,023	0	1,075	96.00										
2013	2013-660021365	CLAYPOOL, EDDIE			29	16,347	0	1,023	91.00										




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Time 21:05:00
Page 2

Lot Data		Square-Foot - NBHD 1195 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.143							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	6,231.00 x 1.10 = 6,854							
Factor Value								
Adjustments	0.5107							
Lot Value	3,500							
Residential Data								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	2 - Fair							
Architecture	TRAD TRADITIONAL							
Style	100% One Story							
Exterior Wall	100% Frame, Siding, Vinyl							
Base/Total Area	912 / 912							
Style	100% One Story							
HVAC	100% Wall Furnace							
Roof Cover	1 Composition Shingle							
Area on Slab	0							
Fixture/RghIn	4 /							
Bed/F/H Bath	3 / 1.0 /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	1940 / 65							
Cost Approach								
Manual : 01/2025								
Base Cost	97.95	Total Misc Impr	+	4,612				
Roofing Adj	+ 4.43	Garage Cost	+					
Subfloor Adj	+ 2.55	Total RCN	=	106,008				
Heat/Cool Adj	+ 0.76	Depreciation (71%)	-	75,266				
Plumbing Adj	+ 5.49	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	30,742				
Adj Base Cost	= 111.18	Lot Value	+	3,500				
Total Area	x 912	Indicated Value	=	34,242				
Adjusted Cost	= 101,396	Value Per SqFt		37.55				
GRM Approach								
GRM Code								
Gross Rent	0.00							
Indicated Value								
Multiple Regression								
MRA Code	1 Test							
Adusted R	0.8445							
Indicated Value	39,404	43.21	Per SqFt					
Direct Comparables								
Selection Model	A Adam Test							
Adjustment Model	1 2022 Residential							
Comparables	3							
Indicated Value	19,690	Per SqFt						
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements	30,742							
Lot Value	3,500							
Indicated Value	34,242	37.55	Per SqFt					
Agland Value								
Site Improvements								
Total Value	34,242	37.55	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	51816	28x8		224	20.59		4,612



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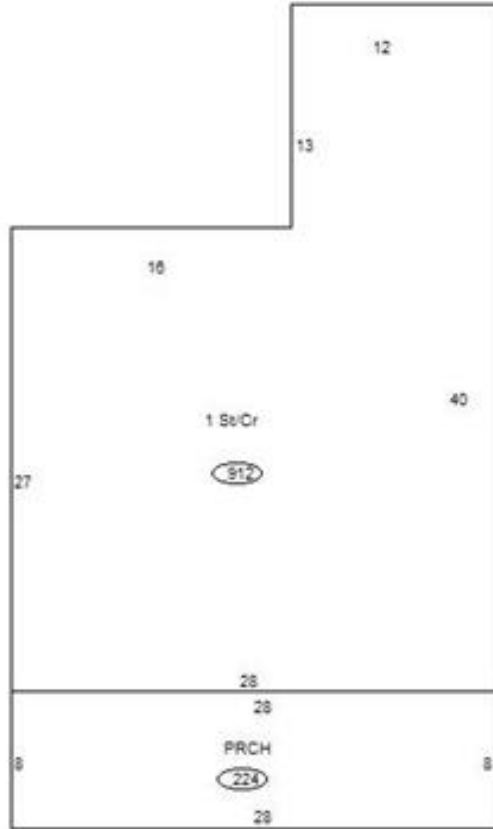
Date 04/16/2026

Time 21:05:00

Page 3

Sketch Image

660021365



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	912	1.000	912
2	M	PRCH		10	PRCH	224	1.000	224
Total Building Area						912		912