




# 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	660021403				 <p>660021403_004.JPG 12/15/2024</p>									
Parcel ID	000000-00-0-30010-053-0008													
Cadastral ID	25-24-17-00460													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	2											
Tax Area	29 - CHELSEA OT													
Name ID	339197													
PRATHER, MARK														
705 BEECH ST CHELSEA OK 74016-0000														
Parcel Location														
Situs	00705 BEECH ST													
Subdivision	CHELSEA O T													
Lot/Block	0008 / 0053	Parcel Size	1.25 - Lots											
Sec/Twn/Rng	25 / 24 / 17 / 5													
Neighborhood	1195 - R-V02-NE CHELSEA													
School District	S003 - CHELSEA SCHOOLS													
Legal Description Lat/Long: 36.53624222 -95.43680712														
E 38' OF LOT 7 & ALL LOT 8 BLOCK 53 CHELSEA O T														
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 colspan="5"> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	SHAW, NORMAN E &	07/19/2022	150,000	WG										
1142/740	CROSSON, JACK W	11/06/1998	0	No										
892/164	CROSSON, JACK W	09/01/1992	28,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax						
Remove Cap	2023	Land Value	21,964	10,546	11%	1,160	Assessed	13,345 1,104.30						
Year Frozen	2005	Improvements	128,736	110,775		12,185	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -82.00						
TIF Project ID	0	Total Value	150,700	121,321		13,345	Total Taxable	12,345 1,022.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660021403	PRATHER, MARK	29	147,302	1000	11,957	989.00							
2024	2024-660021403	PRATHER, MARK	29	143,012	1000	11,580	977.00							
2023	2023-660021403	PRATHER, MARK	29	111,028	1000	11,213	956.00							
2022	2022-660021403	PRATHER, MARK	29	108,682	1000	3,798	321.00							
2021	2021-660021403	SHAW, NORMAN E &	29	101,076	1000	3,799	322.00							
2020	2020-660021403	SHAW, NORMAN E &	29	107,292	1000	3,798	322.00							
2019	2019-660021403	SHAW, NORMAN E &	29	101,580	1000	3,799	326.00							
2018	2018-660021403	SHAW, NORMAN E &	29	109,515	1000	3,798	324.00							
2017	2017-660021403	SHAW, NORMAN E &	29	108,522	1000	3,798	326.00							
2016	2016-660021403	SHAW, NORMAN E &	29	105,472	1000	3,798	331.00							
2015	2015-660021403	SHAW, NORMAN E &	29	108,342	1000	3,798	327.00							
2014	2014-660021403	SHAW, NORMAN E &	29	112,594	1000	3,798	338.00							
2013	2013-660021403	SHAW, NORMAN E &	29	108,438	1000	3,798	337.00							



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Lot Data	Square-Foot - NBHD 1195 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4584	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	19,967.00 x 1.10 = 21,964	
Factor Value		
Adjustments	1.0000	
Lot Value	21,964	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	2,286 / 2,286
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	648 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1950 / 57

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression		
MRA Code	1 Test	
Adusted R	0.8445	
Indicated Value	232,863	101.86 Per SqFt

Direct Comparables		
Selection Model	A Adam Test	
Adjustment Model	1 2022 Residential	
Comparables	4	
Indicated Value	162,980	Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.29	Total Misc Impr	+	29,040			
Roofing Adj	+ 4.57	Garage Cost	+	19,602			
Subfloor Adj	+ 0.00	Total RCN	=	309,680			
Heat/Cool Adj	+ 12.64	Depreciation ( 60%)	-	185,808			
Plumbing Adj	+ 2.69	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	123,872			
Adj Base Cost	= 114.19	Lot Value	+	21,964			
Total Area	x 2,286	Indicated Value	=	145,836			
Adjusted Cost	= 261,038	Value Per SqFt		63.80			

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	123,872	
Lot Value	21,964	
Indicated Value	145,836	63.80 Per SqFt
Agland Value		
Site Improvements	4,864	
Total Value	150,700	65.92 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2000	1	0.00	
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1		1	5,615.40	5,615
PRCH	SLAB PORCH - COVERED	51905	33x6			198	26.31	5,209
EPSW	ENCLOSED PORCH - SOLID WALL	51906	35x6			210	69.08	14,507
PRCH	SLAB PORCH - COVERED	51907	20x7			140	26.49	3,709



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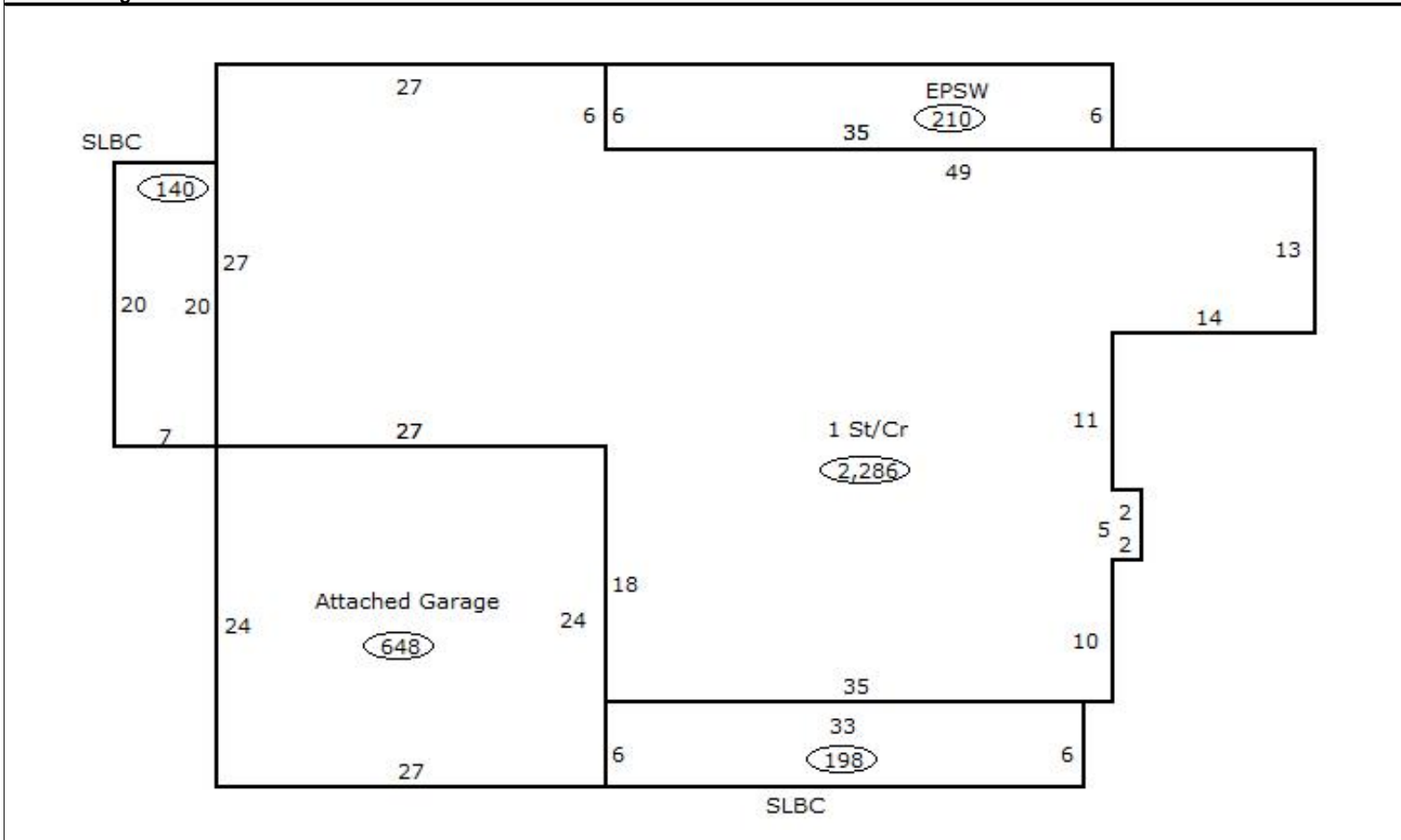
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,286	1.000	2,286
2	G	1		13	Attached Garage	648	1.000	648
3	M	PRCH		13	SLBC	198	1.000	198
4	M	EPSW		13	EPSW	210	1.000	210
5	M	PRCH		13	SLBC	140	1.000	140
<b>Total Building Area</b>						2,286		2,286



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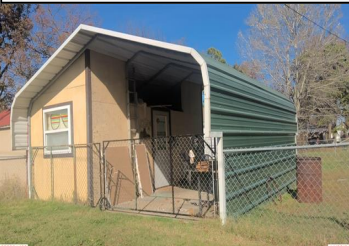
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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PCPT	Carport - Portable	12x20x8	Concrete	Formed Metal	240	
	Qual	3	Cond 3	Year 2020	Eff Age 5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.55 x 240)		1,332		1,332	266	1,066
	PCPT	Carport - Portable	12x12x6	Concrete	Formed Metal	144	
	Qual	3	Cond 3	Year 2012	Eff Age 11		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (48% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.55 x 144)		799		799	384	415
	SHDS	Shed - Small	12x12x6	Plank	Formed Metal	144	
	Qual	3	Cond 3	Year 2012	Eff Age 11		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (44% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (24.84 x 144)		3,577		3,577	1,574	2,003
	SHDS	Shed - Small	8x12x6	Plank	Composition Shingle	96	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (26.62 x 96)		2,556		2,556	1,176	1,380