



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	660021428													
Parcel ID	000000-00-0-30010-056-0008													
Cadastral ID	25-24-17-00720													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	2											
Tax Area	29 - CHELSEA OT													
Name ID	312550													
LEEDOM, TONI LYNN & JOHN JOSEPH														
805 BEECH ST CHELSEA OK 74016-0000														
Parcel Location														
Situs	00805 BEECH ST													
Subdivision	CHELSEA O T													
Lot/Block	0008 / 0056	Parcel Size	1.5 - Lots											
Sec/Twn/Rng	25 / 24 / 17 / 5													
Neighborhood	1195 - R-V02-NE CHELSEA													
School District	S003 - CHELSEA SCHOOLS													
Legal Description Lat/Long: 36.53540570 -95.43759230														
N 75' OF LOTS 7 & 8 BLOCK 56 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										
2408/289	FOSTER, DAVID LYNN	06/19/2014	55,000	YES										
1337/34	FOSTER, TED &	12/03/2001	37,500	YES										
892/771	GRIDER, ETTA	09/03/1992	21,500	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax						
Remove Cap	2015	Land Value	16,618	13,637	11%	1,500	Assessed	6,183	511.64					
Year Frozen	2016	Improvements	51,887	42,580		4,683	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00					
TIF Project ID	0	Total Value	68,505	56,217		6,183	Total Taxable	5,183	429.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660021428	LEEDOM, TONI LYNN &	29	68,482	1000	5,184	429.00							
2024	2024-660021428	LEEDOM, TONI LYNN &	29	70,655	1000	5,183	437.00							
2023	2023-660021428	LEEDOM, TONI LYNN &	29	61,267	1000	5,184	442.00							
2022	2022-660021428	LEEDOM, TONI LYNN &	29	61,267	1000	5,184	439.00							
2021	2021-660021428	LEEDOM, TONI LYNN &	29	58,177	1000	5,184	439.00							
2020	2020-660021428	LEEDOM, TONI LYNN &	29	59,196	1000	5,184	440.00							
2019	2019-660021428	LEEDOM, TONI LYNN &	29	56,217	1000	5,184	445.00							
2018	2018-660021428	LEEDOM, TONI LYNN &	29	60,875	1000	5,536	473.00							
2017	2017-660021428	LEEDOM, TONI LYNN &	29	60,158	1000	5,536	475.00							
2016	2016-660021428	LEEDOM, TONI LYNN &	29	59,420	1000	5,536	482.00							
2015	2015-660021428	LEEDOM, TONI LYNN &	29	58,296	1000	5,413	466.00							
2014	2014-660021428	LEEDOM, TONI LYNN &	29	48,580	0	3,397	303.00							
2013	2013-660021428	FOSTER, DAVID LYNN	29	49,114	0	3,236	287.00							



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Lot Data		Square-Foot - NBHD 1195 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.3468		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	15,107.00 x 1.10 = 16,618		
Factor Value			
Adjustments	1.0000		
Lot Value	16,618		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,162 / 1,162
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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	73,732	63.45	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	62,730		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.37	Total Misc Impr	+ 10,949				
Roofing Adj	+ 4.71	Garage Cost	+ 0				
Subfloor Adj	+ 1.24	Total RCN	= 142,209				
Heat/Cool Adj	+ 0.84	Depreciation (69%)	- 98,124				
Plumbing Adj	+ 4.80	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 44,085				
Adj Base Cost	= 112.96	Lot Value	+ 16,618				
Total Area	x 1,162	Indicated Value	= 60,703				
Adjusted Cost	= 131,260	Value Per SqFt	52.24				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	44,085		
Lot Value	16,618		
Indicated Value	60,703	52.24	Per SqFt
Agland Value			
Site Improvements	7,802		
Total Value	68,505	58.95	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	51971	25x10		250	23.41		5,853



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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	10	1 St/Cr	1,162	1.000	1,162
2	M	PRCH		10	SLBC	250	1.000	250
Total Building Area						1,162		1,162



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	24x24x6	Concrete	Composition Shingle	576
	Qual 3	Cond 4	Year 1988	Eff Age 23		
Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)		RCNLD
Base Cost (28.22 x 576)		16,255	16,255	8,453		7,802