



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 660021435 Parcel ID 000000-00-0-30010-056-0016 Cadastral ID 25-24-17-00790 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 29 - CHELSEA OT Name ID 324175 FLOYD, RYAN A & ALLYSSA M 820 HICKORY ST CHELSEA OK 74016-0000 Parcel Location Situs 00820 HICKORY ST Subdivision CHELSEA O T Lot/Block 0016 / 0056 Parcel Size .5 - Lots Sec/Twn/Rng 25 / 24 / 17 / 5 Neighborhood 1195 - R-V02-NE CHELSEA School District S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\rln\Pictures\2020-06-22\IMG_0043.JPG 7/6/2020</p>																																																					
Legal Description Lat/Long: 36.53579268 -95.43959503																																																										
W 87.5' OF LOT 16 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> </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																																																	
H	Homestead	No	1,000		2701/503	BANK OF COMMERCE	03/30/2018	89,000	3																																																	
PD	Add-Homestead	No	1,000		2570/778	RADKE, HAROLD W	08/11/2016	0	10																																																	
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>82.750</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2019</td> <td>Land Value</td> <td>12,206</td> <td>8,978</td> <td>11%</td> <td>988</td> <td>Assessed</td> <td>11,892</td> <td>984.06</td> </tr> <tr> <td>Year Frozen</td> <td>2003</td> <td>Improvements</td> <td>129,592</td> <td>99,130</td> <td> </td> <td>10,904</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>141,798</td> <td>108,108</td> <td> </td> <td>11,892</td> <td>Total Taxable</td> <td>11,892</td> <td>984.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	Remove Cap	2019	Land Value	12,206	8,978	11%	988	Assessed	11,892	984.06	Year Frozen	2003	Improvements	129,592	99,130		10,904	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value	141,798	108,108		11,892	Total Taxable	11,892	984.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-660021435	FLOYD, RYAN A & ALLYSSA M	29	140,685	0	11,326	937.00																																																			
2024	2024-660021435	FLOYD, RYAN A & ALLYSSA M	29	114,141	0	10,787	910.00																																																			
2023	2023-660021435	FLOYD, RYAN A & ALLYSSA M	29	93,389	0	10,273	876.00																																																			
2022	2022-660021435	FLOYD, RYAN A & ALLYSSA M	29	95,787	0	10,537	892.00																																																			
2021	2021-660021435	FLOYD, RYAN A & ALLYSSA M	29	93,110	0	10,242	868.00																																																			
2020	2020-660021435	FLOYD, RYAN A & ALLYSSA M	29	95,253	0	10,478	889.00																																																			
2019	2019-660021435	FLOYD, RYAN A & ALLYSSA M	29	93,688	0	10,306	885.00																																																			
2018	2018-660021435	FLOYD, RYAN A & ALLYSSA M	29	101,819	0	7,855	671.00																																																			
2017	2017-660021435	BANK OF COMMERCE	29	100,900	0	7,481	641.00																																																			
2016	2016-660021435	BANK OF COMMERCE	29	98,092	2000	5,125	447.00																																																			
2015	2015-660021435	RADKE, HAROLD W	29	94,787	2000	5,124	441.00																																																			
2014	2014-660021435	RADKE, HAROLD W	29	98,957	2000	5,124	456.00																																																			
2013	2013-660021435	RADKE, HAROLD W	29	93,142	2000	5,125	455.00																																																			



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Lot Data		Square-Foot - NBHD 1195 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	1				
Non-Ag Acres	0.2547				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY		0		
			0		
Method	Square-Foot				
Base Lot Value	11,096.00 x 1.10 = 12,206			<p>\\tsclient\C\Users\rln\Pictures\2020-06-22\IMG_0043.JPG 7/6/2020</p>	
Factor Value				GRM Approach	
Adjustments	1.0000			<p>GRM Code</p> <p>Gross Rent 0.00</p> <p>Indicated Value</p>	
Lot Value	12,206			Multiple Regression	
Residential Data				<p>MRA Code 1 Test</p> <p>Adjusted R 0.8445</p> <p>Indicated Value 223,403 110.76 Per SqFt</p>	
Type	1 Single Family Residence			Direct Comparables	
Condition	3 - Average			<p>Selection Model A Adam Test</p> <p>Adjustment Model 1 2022 Residential</p> <p>Comparables 5</p> <p>Indicated Value 175,090 Per SqFt</p>	
Quality	3 - Average			Value Reconciliation	
Architecture	TRAD TRADITIONAL			<p>Selected Approach Cost Approach</p> <p>Improvements 128,467</p> <p>Lot Value 12,206</p> <p>Indicated Value 140,673 69.74 Per SqFt</p> <p>Agland Value</p> <p>Site Improvements 1,125</p> <p>Total Value 141,798 70.30 Total Value Per SqFt</p>	
Style	100% One Story				
Exterior Wall	100% Veneer, Masonry				
Base/Total Area	2,017 / 2,017				
Style	100% One Story				
HVAC	100% Warmed & Cooled Air				
Roof Cover	1 Composition Shingle				
Area on Slab	2,017				
Fixture/RghIn	8 /				
Bed/F/H Bath	3 / 2.0 /				
Basement Area					
Garage Type	720 Attached Garage - Unfinished				
Remodel					
Year/Eff Age	1960 / 50				
Cost Approach		Manual : 01/2025			
Base Cost	107.27	Total Misc Impr	+ 5,615		
Roofing Adj	+ 4.69	Garage Cost	+ 21,449		
Subfloor Adj	+ -2.19	Total RCN	= 285,482		
Heat/Cool Adj	+ 12.64	Depreciation (55%)	- 157,015		
Plumbing Adj	+ 5.71	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 128,467		
Adj Base Cost	= 128.12	Lot Value	+ 12,206		
Total Area	x 2,017	Indicated Value	= 140,673		
Adjusted Cost	= 258,418	Value Per SqFt	69.74		

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0	1	1	1	5,615.40	5,615



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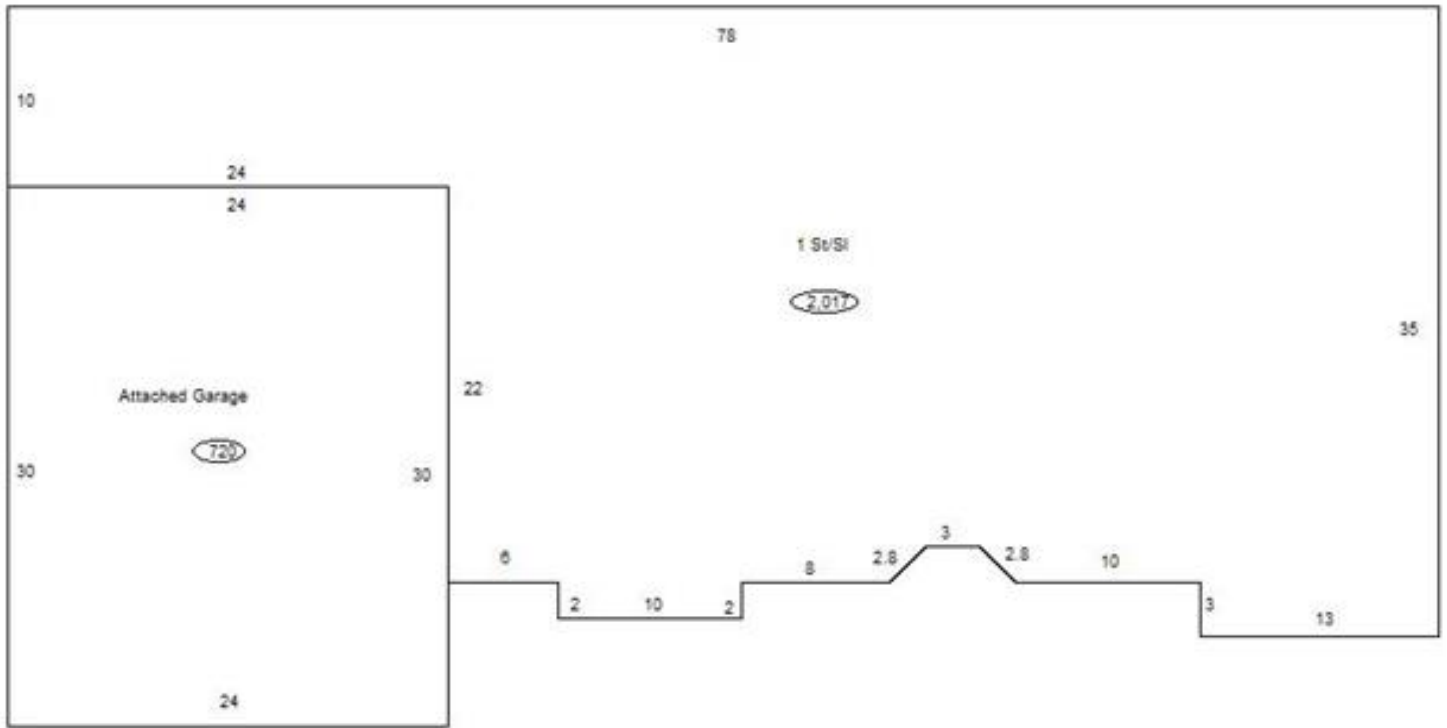
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	2,017	1.000	2,017
2	G	1		10	Attached Garage	720	1.000	720
Total Building Area						2,017		2,017



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	6x6x6	Plank	Galvanized Metal	36
	Qual	2	Cond 3	Year 2018	Eff Age 6	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ 0% Func)
	Base Cost (31.01 x 36)		1,116		1,116	1,116
	SHDS	Shed - Small	8x6x6	Plank	Formed Metal	48
	Qual	2	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ 0% Func)
	Base Cost (31.01 x 48)		1,488		1,488	1,488
	SHDS	Shed - Small	12x8x6	Plank	Composition Shingle	96
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total		RCN	Depr (56% Phys/ 0% Func)
	Base Cost (26.62 x 96)		2,556		2,556	1,431 1,125