



# 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	660021445									
Parcel ID	000000-00-0-30010-057-0008									
Cadastral ID	25-24-17-00890									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	2							
Tax Area	29 - CHELSEA OT									
Name ID	347525									
DYE, ALAINE L										
3779 W 360 RD ADAIR OK 74330-0000										
Parcel Location										
Situs	00925 BEECH ST									
Subdivision	CHELSEA O T									
Lot/Block	0008 / 0057	Parcel Size	1 - Lots							
Sec/Twn/Rng	25 / 24 / 17 / 5									
Neighborhood	1195 - R-V02-NE CHELSEA									
School District	S003 - CHELSEA SCHOOLS									
Legal Description Lat/Long: 36.53381209 -95.43868851				Building Permits						
SLY 75' OF ELY 98' OF LOT 8 BLOCK 57 CHELSEA O T				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	DYE, PEACH FREESTONE	07/15/2025	0	4	
					1536/576	COMBS, EDITH M	10/20/2003	15,000	YES	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	2004	Land Value	8,369	5,098	11%	561	Assessed	3,542	293.10	
Year Frozen	0	Improvements	42,784	27,102		2,981	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	51,153	32,200		3,542	Total Taxable	3,542	293.00	
Assessment History										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-660021445	DYE, ALAINE L	29	51,339	0	3,373	279.00			
2024	2024-660021445	DYE, PEACH	29	53,546	0	3,213	271.00			
2023	2023-660021445	DYE, PEACH	29	33,102	0	3,060	261.00			
2022	2022-660021445	DYE, PEACH	29	33,102	0	2,914	247.00			
2021	2021-660021445	DYE, PEACH	29	25,232	0	2,775	235.00			
2020	2020-660021445	DYE, PEACH	29	25,598	0	2,704	229.00			
2019	2019-660021445	DYE, PEACH	29	24,372	0	2,575	221.00			
2018	2018-660021445	DYE, PEACH	29	26,745	0	2,453	210.00			
2017	2017-660021445	DYE, PEACH	29	26,542	0	2,336	200.00			
2016	2016-660021445	DYE, PEACH	29	25,849	0	2,225	194.00			
2015	2015-660021445	DYE, PEACH	29	25,466	0	2,119	183.00			
2014	2014-660021445	DYE, PEACH	29	27,030	0	2,018	180.00			
2013	2013-660021445	DYE, PEACH	29	28,476	0	1,922	171.00			



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Lot Data		Square-Foot - NBHD 1195 #1		Primary Image			
Lot Size							
Lot Count							
Units Buildable	1						
Non-Ag Acres	0.1747						
Topography							
Street Access							
Utilities							
Amenities	LAND QUALITY					0	0
Method	Square-Foot						
Base Lot Value	7,608.00 x 1.10 = 8,369						
Factor Value							
Adjustments	1.0000						
Lot Value	8,369						
<b>Residential Data</b>				660021445_001.JPG 12/15/2024			
Type	1 Single Family Residence			<b>GRM Approach</b>			
Condition	3 - Average			GRM Code			
Quality	2.5 - Fair			Gross Rent 0.00			
Architecture	TRAD TRADITIONAL			Indicated Value			
Style	100% One Story			<b>Multiple Regression</b>			
Exterior Wall	100% Frame, Siding, Wood			MRA Code 1 Test			
Base/Total Area	1,078 / 1,078			Adusted R 0.8445			
Style	100% One Story			Indicated Value 80,438 74.62 Per SqFt			
HVAC	100% Wall Furnace			<b>Direct Comparables</b>			
Roof Cover	1 Composition Shingle			Selection Model A Adam Test			
Area on Slab	0			Adjustment Model 1 2022 Residential			
Fixture/RghIn	4 /			Comparables 4			
Bed/F/H Bath	2 / 1.0 /			Indicated Value 65,410 Per SqFt			
Basement Area				<b>Value Reconciliation</b>			
Garage Type	220 Carport - Shed Roof			Selected Approach Cost Approach			
Remodel				Improvements 42,784			
Year/Eff Age	1940 / 65			Lot Value 8,369			
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Indicated Value 51,153 47.45 Per SqFt			
Base Cost	106.75	Total Misc Impr	+ 6,167	Agland Value			
Roofing Adj	+ 4.92	Garage Cost	+ 3,595	Site Improvements			
Subfloor Adj	+ 1.29	Total RCN	= 138,012	Total Value 51,153 47.45 Total Value Per SqFt			
Heat/Cool Adj	+ 0.84	Depreciation ( 69%)	- 95,228				
Plumbing Adj	+ 5.17	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 42,784				
Adj Base Cost	= 118.97	Lot Value	+ 8,369				
Total Area	x 1,078	Indicated Value	= 51,153				
Adjusted Cost	= 128,250	Value Per SqFt	47.45				
<b>Miscellaneous Improvements</b>							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	52018	264		264	23.36	6,167



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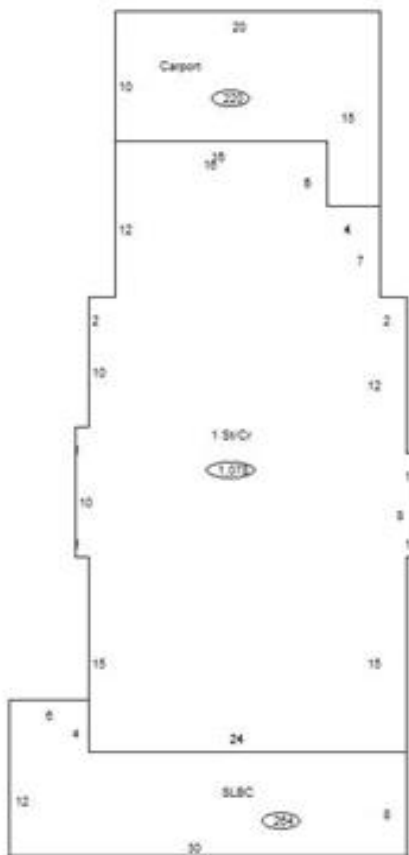
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Sketch Image

660021445



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,078	1.000	1,078
2	M	PRCH		10	SLBC	264	1.000	264
3	G	4		10	Carport	220	1.000	220
<b>Total Building Area</b>						<b>1,078</b>		<b>1,078</b>