



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:41:42  
Page 1

Assessment Data					Primary Image									
Account	660021509				<p>660021509_001.JPG 12/23/2024</p>									
Parcel ID	000000-00-0-30010-075-0009													
Cadastral ID	25-24-17-01530													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	2											
Tax Area	29 - CHELSEA OT													
Name ID	335402													
REYNOLDS, LONDON														
419 W 12TH ST CHELSEA OK 74016-0000														
Parcel Location														
Situs	00419 W 12TH ST													
Subdivision	CHELSEA O T													
Lot/Block	0009 / 0075	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: 36.53116971 -95.43896685														
LOT 9 BLOCK 75 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					
					/	HELTZEL FAMILY REVOCABLE TRUST	08/03/2021	11,000	19					
					2293/409	HELTZEL, JOHN S	12/11/2012	0	4					
					940/121		12/14/1993	11,500	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax						
Remove Cap	2022	Land Value	17,882	9,075	11%	998	Assessed	2,109	174.52					
Year Frozen	0	Improvements	39,814	10,104		1,111	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	57,696	19,179		2,109	Total Taxable	2,109	175.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660021509	REYNOLDS, LONDON	29	57,177	0	2,010	166.00							
2024	2024-660021509	REYNOLDS, LONDON	29	37,323	0	1,913	161.00							
2023	2023-660021509	REYNOLDS, LONDON	29	23,731	0	1,822	155.00							
2022	2022-660021509	REYNOLDS, LONDON	29	15,780	0	1,736	147.00							
2021	2021-660021509	REYNOLDS, LONDON	29	21,257	0	2,338	198.00							
2020	2020-660021509	HELTZEL FAMILY REVOCABLE TRUST	29	21,001	0	2,310	196.00							
2019	2019-660021509	HELTZEL FAMILY REVOCABLE TRUST	29	20,244	0	2,227	191.00							
2018	2018-660021509	HELTZEL FAMILY REVOCABLE TRUST	29	20,373	0	2,241	191.00							
2017	2017-660021509	HELTZEL FAMILY REVOCABLE TRUST	29	20,252	0	2,227	191.00							
2016	2016-660021509	HELTZEL FAMILY REVOCABLE TRUST	29	19,857	0	2,184	190.00							
2015	2015-660021509	HELTZEL FAMILY REVOCABLE TRUST	29	19,660	0	2,162	186.00							
2014	2014-660021509	HELTZEL FAMILY REVOCABLE TRUST	29	19,503	0	2,119	189.00							
2013	2013-660021509	HELTZEL FAMILY REVOCABLE TRUST	29	19,150	0	2,018	179.00							



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Date 04/16/2026  
 Time 23:41:43  
 Page 2

Lot Data	Square-Foot - NBHD 1195 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.3732 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 16,256.00 x 1.10 = 17,882 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 17,882		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	968 / 968
<b>Style</b>	100% One Story
<b>HVAC</b>	
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	2 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1940 / 65

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 50,512 52.18 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 7 <b>Indicated Value</b> 20,680 Per SqFt

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 31,454 <b>Lot Value</b> 17,882 <b>Indicated Value</b> 49,336 50.97 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 8,360 <b>Total Value</b> 57,696 59.60 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	98.79	<b>Total Misc Impr</b>	+ 1,015				
<b>Roofing Adj</b>	+ 4.44	<b>Garage Cost</b>	+ 0				
<b>Subfloor Adj</b>	+ 2.59	<b>Total RCN</b>	= 108,463				
<b>Heat/Cool Adj</b>	+ 0.00	<b>Depreciation ( 71%)</b>	- 77,009				
<b>Plumbing Adj</b>	+ 5.18	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 31,454				
<b>Adj Base Cost</b>	= 111.00	<b>Lot Value</b>	+ 17,882				
<b>Total Area</b>	x 968	<b>Indicated Value</b>	= 49,336				
<b>Adjusted Cost</b>	= 107,448	<b>Value Per SqFt</b>	50.97				

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	52151	12x4		48	21.14	1,015



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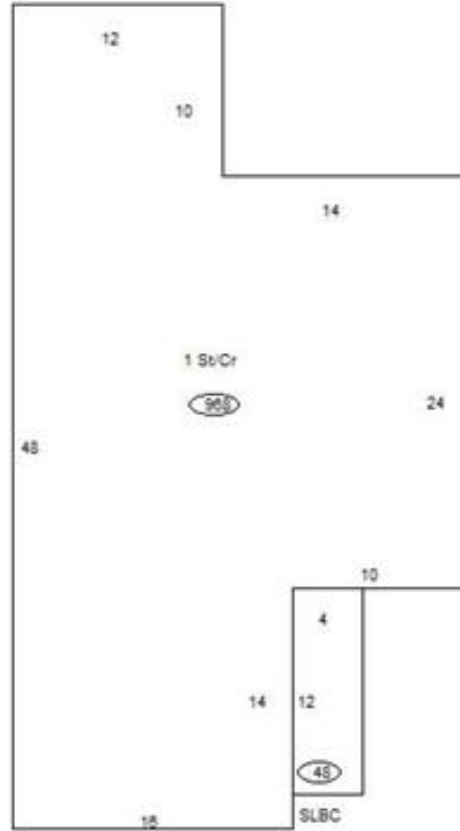
Date 04/16/2026

Time 23:41:43

Page 3

Sketch Image

660021509



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	968	1.000	968
2	M	PRCH		10	SLBC	48	1.000	48
<b>Total Building Area</b>						968		968



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Date 04/16/2026  
 Time 23:41:43  
 Page 4

660021509

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	24x8x6	Plank	Formed Metal	192
	Qual	4.5	Cond 3	Year 2024	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (26.41 x 192)		5,071	5,071	507	4,564
	SHDS	Shed - Small	8x20x6	Plank	Composition Shingle	160
	Qual	4	Cond 3	Year 2023	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (26.36 x 160)		4,218	4,218	422	3,796