



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 07:16:33  
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Assessment Data					Primary Image				
Account	660022521								
Parcel ID	24N17E-26-4-00000-000-0000								
Cadastral ID	26-24-17-00900								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	14 - CHELSEA RURAL								
Name ID	296633								
HUCKABY, JIM BOB JR &									
PAMELA KAY									
20845 E 340 RD									
CHELSEA OK 74016-0000									
<b>Parcel Location</b>									
Situs	20845 E 340 RD								
Subdivision									
Lot/Block	/	Parcel Size	20 - Acres						
Sec/Twn/Rng	26 / 24 / 17 / 4								
Neighborhood	4060 - CHELSEA								
School District	S003 - CHELSEA SCHOOLS								
7/9/2024									
<b>Legal Description</b> Lat/Long: 36.52594922 -95.45533088									
<b>Building Permits</b>									
E2 W2 SE SE LESS N 440' & E2 SE SE LESS N 440'									
Number	Description	Opened	Closed	Amount					
R18	R18-POSS ADDITION TO SFR	11/2016	08/2017						
R16	R16-POSS NEW POLE BARN	04/2015	06/2015						
R14	R14-TRANFSEER DMH-SFR FROM #128	01/2013	09/2013						
<b>Exemptions</b>									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
<b>Sale History</b>									
Bk/Pg	Grantor	Date	Price	Code					
2239/554	HENRY, DARRELL DEE &	04/20/2012	75,000	4					
2237/439	MORRISON, MARIE M &	04/10/2012	0	4					
<b>Parcel Valuation</b>									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	2013	Land Value	2,683	2,683	11%	Assessed	13,677	1,131.77	
Year Frozen	0	Improvements	153,266	121,652		Penalty	0		
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-83.00	
TIF Project ID	0	Total Value	155,949	124,335		Total Taxable	12,677	1,049.00	
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660022521	HUCKABY, JIM BOB JR &	14	141,306	1000	12,278	1,016.00		
2024	2024-660022521	HUCKABY, JIM BOB JR &	14	154,217	1000	11,892	1,004.00		
2023	2023-660022521	HUCKABY, JIM BOB JR &	14	130,585	1000	11,516	982.00		
2022	2022-660022521	HUCKABY, JIM BOB JR &	14	129,410	1000	11,152	944.00		
2021	2021-660022521	HUCKABY, JIM BOB JR &	14	112,189	1000	10,798	915.00		
2020	2020-660022521	HUCKABY, JIM BOB JR &	14	104,132	1000	10,454	887.00		
2019	2019-660022521	HUCKABY, JIM BOB JR &	14	104,122	1000	10,453	898.00		
2018	2018-660022521	HUCKABY, JIM BOB JR &	14	110,150	1000	11,116	950.00		
2017	2017-660022521	HUCKABY, JIM BOB JR &	14	78,428	1000	7,627	654.00		
2016	2016-660022521	HUCKABY, JIM BOB JR &	14	79,591	1000	7,755	676.00		
2015	2015-660022521	HUCKABY, JIM BOB JR &	14	70,392	1000	6,743	581.00		
2014	2014-660022521	HUCKABY, JIM BOB JR &	14	71,570	1000	6,873	612.00		
2013	2013-660022521	HUCKABY, JIM BOB JR &	14	25,816	1000	1,840	163.00		



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Lot Data	Units-Buildable - CHELSEA (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	5% Veneer, Stone 95% Frame, Siding, Wood
Base/Total Area	1,760 / 1,760
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	252
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1941 / 64

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	82.07	Total Misc Impr	+ 9,766
Roofing Adj	+ 3.66	Garage Cost	+ 0
Subfloor Adj	+ 1.81	Total RCN	= 193,968
Heat/Cool Adj	+ 10.09	Depreciation ( 70%)	- 135,778
Plumbing Adj	+ 7.04	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 58,190
Adj Base Cost	= 104.66	Lot Value	+ 0
Total Area	x 1,760	Indicated Value	= 58,190
Adjusted Cost	= 184,202	Value Per SqFt	33.06

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	58,190
Lot Value	
Indicated Value	58,190
Agland Value	2,683
Site Improvements	41,504
Total Value	102,377
	58.17
	Per SqFt
	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		
PRCH	SLAB PORCH - COVERED	55198	20x4		80	20.62		1,650
EPSW	ENCLOSED PORCH - SOLID WALL	55199	12x9		108	54.00		5,832
PATO	SLAB PORCH - OPEN	134049	18x16		288	7.93		2,284



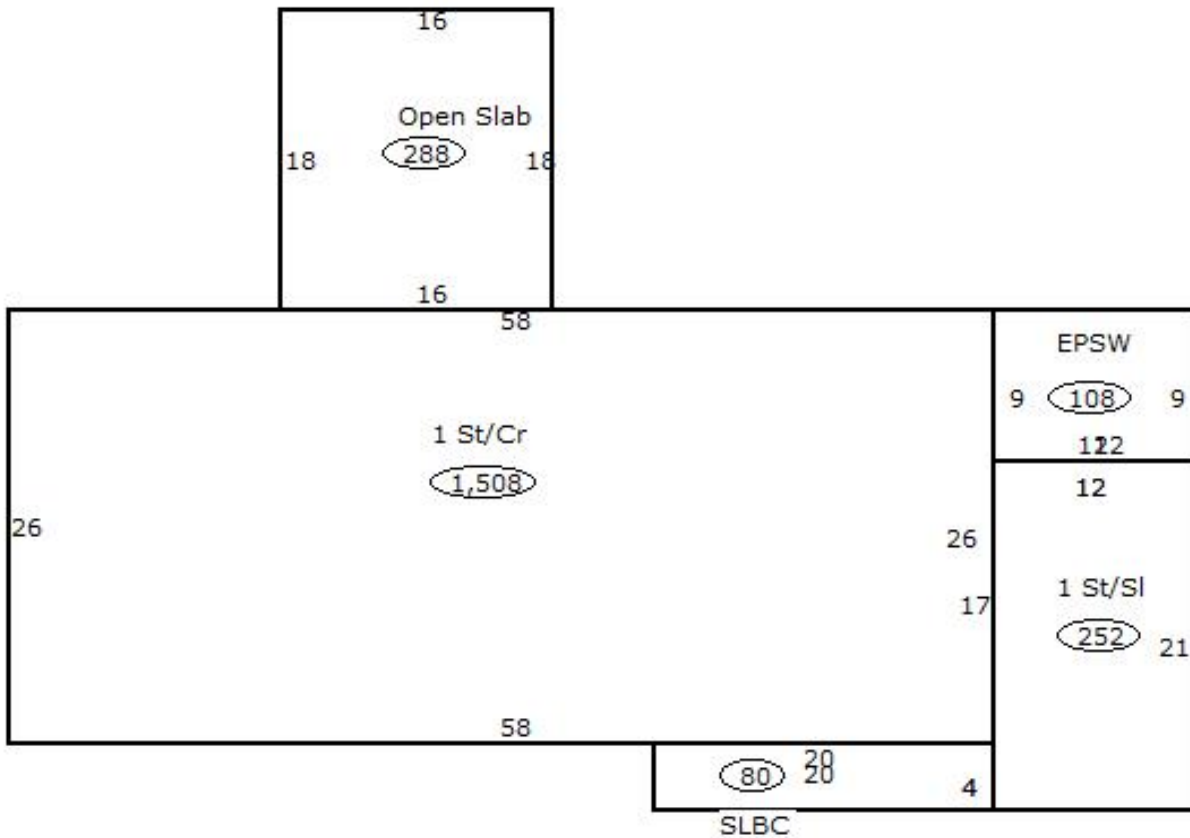
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**Assessment Property Record Card for Tax Year 2026**

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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	1,508	1.000	1,508
2	R	1	Slab	13	1 St/Sl	252	1.000	252
3	M	PRCH		13	SLBC	80	1.000	80
4	M	EPSW		13	EPSW	108	1.000	108
5	M	PATO		13	Open Slab	288	1.000	288
<b>Total Building Area</b>						<b>1,760</b>		<b>1,760</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	48x36x0			1,728
	Qual 2	Cond 3	Year 2015	Eff Age	8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (26.71 x 1,728)		46,155		46,155	39,232
	LF	LOAFING SHED	12x24x0			288
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.26 x 288)		1,227		1,227	1,227
	LNT0	Lean - To	18x48x0	Base		864
	Qual 2	Cond 3	Year	Eff Age	1520	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.05 x 864)		5,227		5,227	1,045
	SHDS	Shed - Small	0x0x0	Base		
	Qual 3	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (39.31 x )					
	SHDS	Shed - Small	0x0x0	Base		
	Qual 3	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (39.31 x )					
	CP	CARPORT DIRT	0x0x0			
	Qual	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (3.50 x )					



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Lot Data	Units-Buildable - CHELSEA (UNITS BUILDABLE)	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> Units-Buildable <b>Base Lot Value</b> <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b>		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	1 - Low
<b>Quality</b>	1 - Low
<b>Architecture</b>	DMH LOWER VALUED MH
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	2,128 / 2,128
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Forced Air Furnace
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1991 / 18

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	46.57	<b>Total Misc Impr</b>	+	0			
<b>Roofing Adj</b>	+ 3.19	<b>Garage Cost</b>	+				
<b>Subfloor Adj</b>	+ 2.10	<b>Total RCN</b>	=	131,361			
<b>Heat/Cool Adj</b>	+ 4.52	<b>Depreciation ( 63%)</b>	-	82,757			
<b>Plumbing Adj</b>	+ 5.35	<b>Lump Sums</b>	+	4,968			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	53,572			
<b>Adj Base Cost</b>	= 61.73	<b>Lot Value</b>	+				
<b>Total Area</b>	x 2,128	<b>Indicated Value</b>	=	53,572			
<b>Adjusted Cost</b>	= 131,361	<b>Value Per SqFt</b>		25.17			

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>	90,104	42.34	Per SqFt

Direct Comparables			
<b>Selection Model</b>	1	Res	
<b>Adjustment Model</b>	A2	AO Test	
<b>Comparables</b>			
<b>Indicated Value</b>			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	53,572		
<b>Lot Value</b>			
<b>Indicated Value</b>	53,572	25.17	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	53,572	25.17	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	146043	12x12		144	33.98	60%	1,957
WODC	WOOD DECK - COVERED	146044	20x10		200	30.11	50%	3,011



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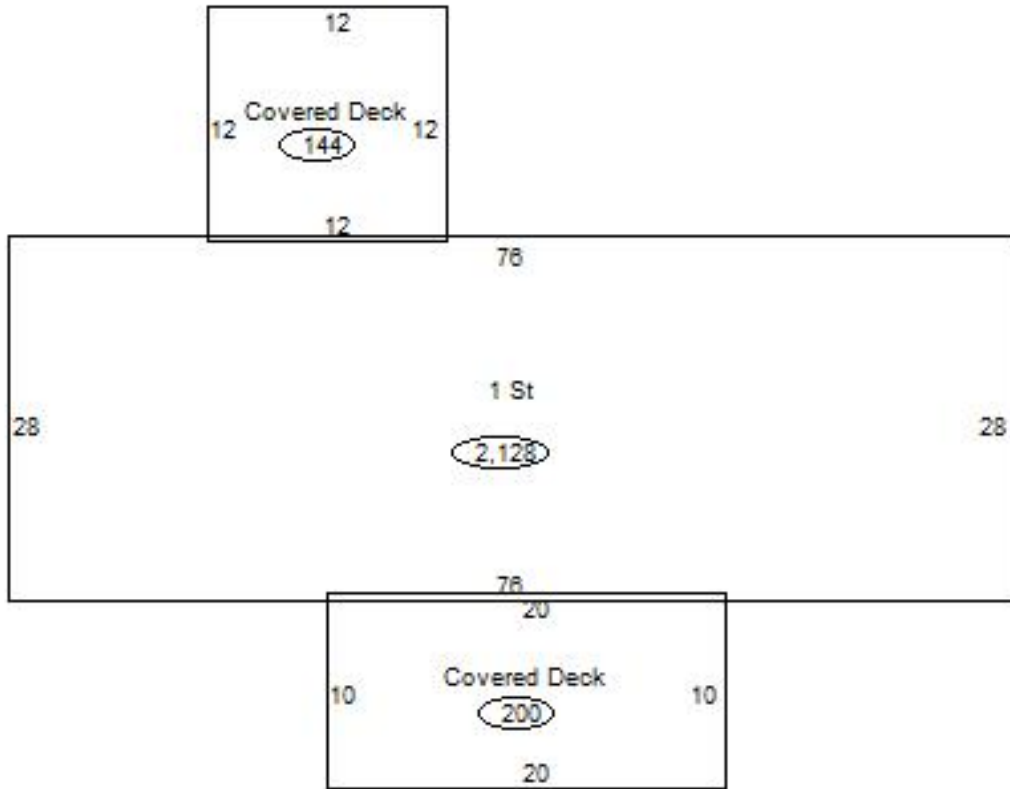
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1		20	1 St	2,128	1.000	2,128
2	M	WODC		13	WODC	144	1.000	144
3	M	WODC		13	WODC	200	1.000	200
<b>Total Building Area</b>						2,128		2,128



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30		0	5.000	72	72	360	360
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60		0	11.000	144	144	1,584	1,584
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	1.000	192	192	192	192
PAA	PARSONS SILT LOAM 0-1% SL	NTV PST	76		0	3.000	182	182	547	547
<b>NTV PST Totals</b>						20.000			2,683	2,683
<b>Total Agland</b>						20.000			2,683	2,683