




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:05:15
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Assessment Data					Primary Image																			
Account 660022588 Parcel ID 000000-00-0-00639-001-0038 Cadastral ID 26-24-17-04060 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 323382 CLARK, PAUL A & TINA D REVOCABLE LIVING TRUST 5401 S 4235 RD CHELSEA OK 74016-0000 Parcel Location Situs 05288 S ROBERT GIRTEN RD Subdivision QUAIL RIDGE ESTATES Lot/Block 0038 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 24 / 17 / 5 Neighborhood 1092 - R-V02-NE CHELSEA School District S003 - CHELSEA SCHOOLS					 <p>660022588 11/21/25</p> <p>660022588_001.JPG 11/21/2025</p>																			
Legal Description Lat/Long: 36.53498125 -95.46211547																								
LOT 38 BLOCK 1 QUAIL RIDGE ESTATES					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>R24 397</td> <td>NEW SFR 1800 SQ FT</td> <td>11/2024</td> <td>11/2025</td> <td>100,000</td> </tr> <tr> <td>R21</td> <td>R23- REPAIRS AFTER FIRE</td> <td>08/2020</td> <td>05/2024</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 397	NEW SFR 1800 SQ FT	11/2024	11/2025	100,000	R21	R23- REPAIRS AFTER FIRE	08/2020	05/2024	
Number	Description	Opened	Closed	Amount																				
R24 397	NEW SFR 1800 SQ FT	11/2024	11/2025	100,000																				
R21	R23- REPAIRS AFTER FIRE	08/2020	05/2024																					
Exemptions					Sale History																			
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
					/	CLARK, PAUL &	10/28/2022	0	4															
					/	NO PAYNE RENTAL LLC	12/01/2020	11,000	YES															
					2416/133	PAYNE, JOHNIE D &	07/31/2014	0	4															
					1134/24	NESMITH, THOMAS F & TINA L	09/16/1998	45,000	Yes															
					1134/23	NICKERSON, DAVID &	08/28/1998	0	No															
					978/394	NESMITH, THOMAS F	01/10/1995	45,470	No															
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax															
Remove Cap	2021		Land Value	23,524	11,576	11%	1,273	Assessed	23,809 1,970.19															
Year Frozen	0		Improvements	204,875	204,875		22,536	Penalty	0															
Uncapped Value	204,875		Mobile Home	0	0		0	Exemption	0 0.00															
TIF Project ID	0		Total Value	228,399	216,451		23,809	Total Taxable	23,809 1,970.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660022588	CLARK, PAUL A & TINA D			14	23,524	0	1,213	100.00															
2024	2024-660022588	CLARK, PAUL A & TINA D			14	23,524	0	1,155	97.00															
2023	2023-660022588	CLARK, PAUL A & TINA D			14	10,000	0	1,100	94.00															
2022	2022-660022588	CLARK, PAUL &			14	10,000	0	1,100	93.00															
2021	2021-660022588	CLARK, PAUL &			14	10,000	0	1,100	93.00															
2020	2020-660022588	NO PAYNE RENTAL LLC			14	5,000	0	550	47.00															
2019	2019-660022588	NO PAYNE RENTAL LLC			14	92,585	0	10,184	875.00															
2018	2018-660022588	NO PAYNE RENTAL LLC			14	101,430	0	11,157	953.00															
2017	2017-660022588	NO PAYNE RENTAL LLC			14	100,502	0	11,055	948.00															
2016	2016-660022588	NO PAYNE RENTAL LLC			14	105,343	0	10,812	942.00															
2015	2015-660022588	NO PAYNE RENTAL LLC			14	104,811	0	10,297	887.00															
2014	2014-660022588	NO PAYNE RENTAL LLC			14	105,824	0	9,807	874.00															
2013	2013-660022588	PAYNE, JOHNIE D &			14	101,593	0	9,340	829.00															



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Lot Data	Lot - NBHD 1092 #1	Primary Image
Lot Size Lot Count Units Buildable 6000 Non-Ag Acres 1.1601 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Lot Base Lot Value 50,535.00 x .47 = 23,524 Factor Value Adjustments 1.0000 Lot Value 23,524		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,520 / 1,520
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,520
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	280 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

660022588	11/21/25
660022588_001.JPG	11/21/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	93.59	Total Misc Impr	+ 19,536				
Roofing Adj	+ 5.07	Garage Cost	+ 11,407				
Subfloor Adj	+ -1.20	Total RCN	= 206,944				
Heat/Cool Adj	+ 11.47	Depreciation (1%)	- 2,069				
Plumbing Adj	+ 6.86	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 204,875				
Adj Base Cost	= 115.79	Lot Value	+ 23,524				
Total Area	x 1,520	Indicated Value	= 228,399				
Adjusted Cost	= 176,001	Value Per SqFt	150.26				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	204,875		
Lot Value	23,524		
Indicated Value	228,399	150.26	Per SqFt
Agland Value			
Site Improvements			
Total Value	228,399	150.26	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	181204	60x8		480	22.90		10,992
PATC	Patio - Covered	181205	60x10		600	14.24		8,544



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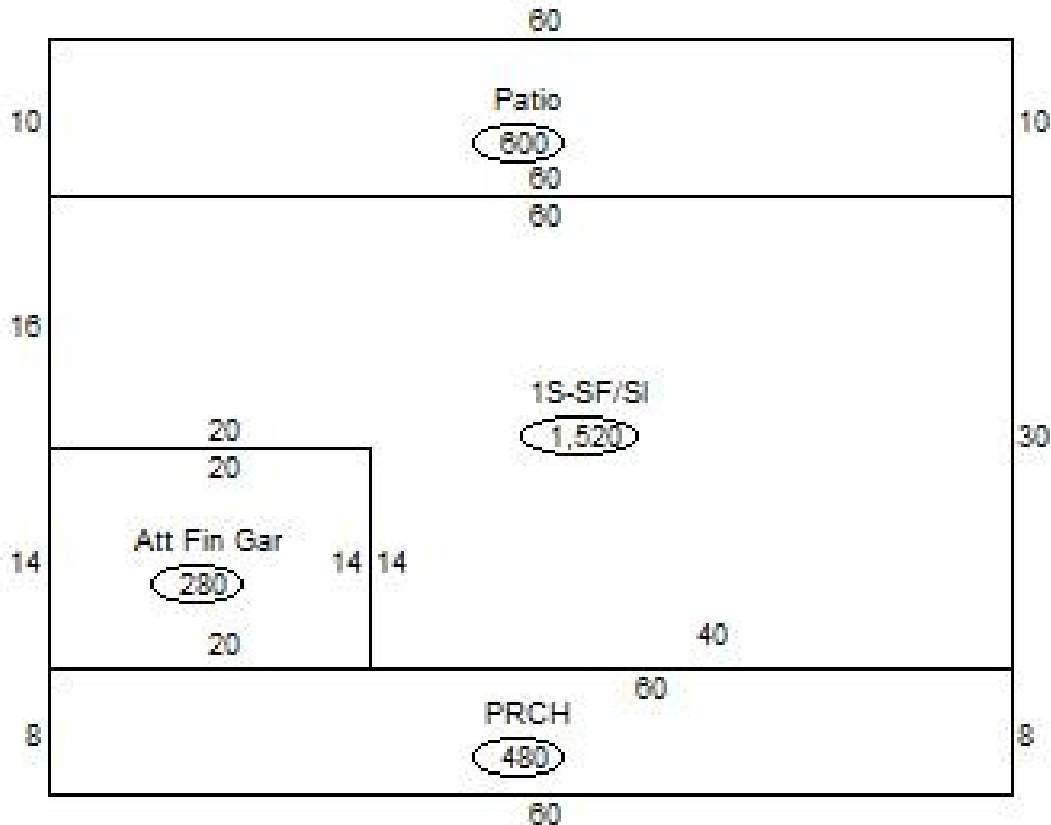
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,520	1.000	1,520
2	G	5		20	Att Fin Gar	280	1.000	280
3	M	PRCH		20	PRCH	480	1.000	480
4	M	PATC		20	Patio	600	1.000	600
Total Building Area						1,520		1,520



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	0x0x0	Base		
	Qual	3	Cond	Year	Eff Age	

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (39.31 x)				