



# 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	660023384								
Parcel ID	23N17E-27-2-00000-000-0000								
Cadastral ID	27-23-17-00500								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 2							
Tax Area	71 - CHELSEA RURAL/FOYIL FIRE								
Name ID	288888								
PAYNE, RYAN D &									
BRANDILYN M									
19498 E 390 RD									
CHELSEA OK 74016-0000									
<b>Parcel Location</b>									
Situs	19498 E 390 RD								
Subdivision									
Lot/Block	/	Parcel Size	10 - Acres						
Sec/Twn/Rng	27 / 23 / 17 / 2								
Neighborhood	4070 - FOYIL SEQUOYAH AREA								
School District	S003 - CHELSEA SCHOOLS								
\\tsclient\C\Users\Randy Necessary\Pictures\2020-10-08\IMG_004 10/19/2020									
<b>Legal Description</b> Lat/Long: 36.44954296 -95.48162864									
<b>Building Permits</b>									
SE NE NW.									
Number	Description	Opened	Closed	Amount					
R17	R17-NEW ADDITION TO SFR	09/2015	06/2016						
<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					
1684/21	PAYNE, JAMES A & JAMES-PAYNE	06/01/2005	64,000	4					
896/685	PAYNE, VIVIAN S TRUSTEE & JAMES	08/26/1992	0	No					
<b>Parcel Valuation</b>									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax	
Remove Cap	0	Land Value	1,711	1,711	11%	188	Assessed	61,092 5,848.95	
Year Frozen	0	Improvements	635,713	553,672		60,904	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -83.00	
TIF Project ID	0	Total Value	637,424	555,383		61,092	Total Taxable	60,092 5,766.00	
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660023384	PAYNE, RYAN D &	71	587,971	1000	58,312	5,595.00		
2024	2024-660023384	PAYNE, RYAN D &	71	605,701	1000	56,585	5,536.00		
2023	2023-660023384	PAYNE, RYAN D &	71	515,298	1000	54,908	5,427.00		
2022	2022-660023384	PAYNE, RYAN D &	71	493,452	1000	53,280	5,295.00		
2021	2021-660023384	PAYNE, RYAN D &	71	481,220	1000	51,934	5,200.00		
2020	2020-660023384	PAYNE, RYAN D &	71	470,287	1000	50,674	5,125.00		
2019	2019-660023384	PAYNE, RYAN D &	71	456,081	1000	49,169	5,054.00		
2018	2018-660023384	PAYNE, RYAN D &	71	470,657	1000	49,310	5,019.00		
2017	2017-660023384	PAYNE, RYAN D &	71	464,779	1000	47,844	4,919.00		
2016	2016-660023384	PAYNE, RYAN D &	71	282,544	1000	29,950	3,133.00		
2015	2015-660023384	PAYNE, RYAN D &	71	273,175	1000	29,049	3,003.00		
2014	2014-660023384	PAYNE, RYAN D &	71	276,270	1000	28,300	3,018.00		
2013	2013-660023384	PAYNE, RYAN D &	71	258,603	1000	27,446	2,888.00		



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<b>Lot Data</b> - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
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	



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<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Veneer, Stone
Base/Total Area	3,666 / 3,666
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,666
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	714 Attached Garage - Finished
Remodel	
Year/Eff Age	2009 / 13

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

<b>Multiple Regression</b>	
MRA Code	
Adjusted R	
Indicated Value	

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

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	107.91	Total Misc Impr	+ 43,474
Roofing Adj	+ 5.51	Garage Cost	+ 40,705
Subfloor Adj	+ -4.30	Total RCN	= 572,674
Heat/Cool Adj	+ 16.31	Depreciation ( 17%)	- 97,355
Plumbing Adj	+ 7.82	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 475,319
Adj Base Cost	= 133.25	Lot Value	+ 475,319
Total Area	x 3,666	Indicated Value	= 475,319
Adjusted Cost	= 488,495	Value Per SqFt	129.66

<b>Value Reconciliation</b>			
Selected Approach	Cost Approach		
Improvements	475,319		
Lot Value		129.66	Per SqFt
Indicated Value	475,319		
Agland Value	1,711		
Site Improvements	160,394		
Total Value	637,424	173.87	Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	7,243.87		14,488
PRCH	SLAB PORCH - COVERED	57674	15x12		180	32.38		5,828
PRCH	SLAB PORCH - COVERED	57675	18x12		216	32.20		6,955
PRCH	SLAB PORCH - COVERED	57676	14x8		112	32.80		3,674
PRCH	SLAB PORCH - COVERED	127849	33x12		396	31.64		12,529



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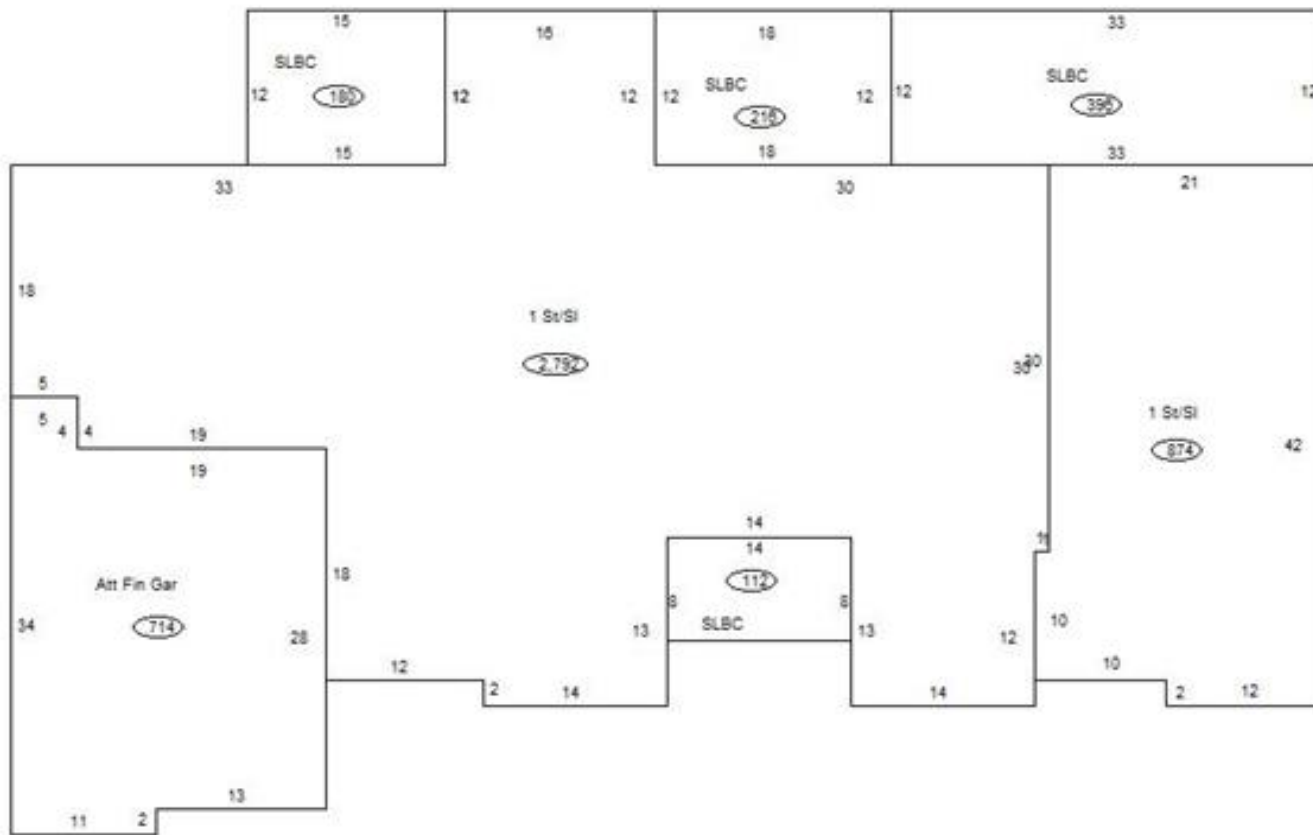
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,792	1.000	2,792
2	M	PRCH		13	SLBC	180	1.000	180
3	M	PRCH		13	SLBC	216	1.000	216
4	M	PRCH		13	SLBC	112	1.000	112
5	G	5		13	Att Fin Gar	714	1.000	714
6	R	1	Slab	13	1 St/SI	874	1.000	874
7	M	PRCH		13	SLBC	396	1.000	396
<b>Total Building Area</b>						<b>3,666</b>		<b>3,666</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	RPH	Res. Pool House	16x16x0			256	
	Qual	Cond	Year	2016	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (4% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (25.00 x 256)	6,400		6,400	256	6,144
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	Cond	Year	2016	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (4% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30,000.00 x 1)	30,000		30,000	1,200	28,800
	UTIL	SHOP BUILDING	0x0x0			2,400	
	Qual	2 Cond 3	Year		Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (25.84 x 2,400)	62,016		62,016	6,202	55,814
	UTIL	SHOP BUILDING	0x0x0			2,400	
	Qual	4 Cond 3	Year		Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (31.43 x 2,400)	75,432		75,432	7,543	67,889
	PATO	SLAB PORCH - OPEN	0x0x0			160	
	Qual	Cond	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 (10.92 x 160)	1,747		1,747		1,747



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51		0	3.000	122	122	367	367
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	7.000	192	192	1,344	1,344
<b>NTV PST Totals</b>						10.000			1,711	1,711
<b>Total Agland</b>						10.000			1,711	1,711