



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660023603 <b>Parcel ID</b> 24N18E-27-2-00000-000-0000 <b>Cadastral ID</b> 27-24-18-00600 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 14 - CHELSEA RURAL <b>Name ID</b> 290679 LAWSON, STEPHEN K &  CHARLOTTE C 5403 S 4280 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 05403 S 4280 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 27 / 24 / 18 / 2 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\rln\Pictures\2020-02-27\IMG_0074.JPG 3/9/2020</p>														
<b>Legal Description</b> Lat/Long: 36.53288086 -95.38091679																			
S 635' W 685' S2 SW NW					<b>Building Permits</b> <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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	No	1,000		1735/897	CORDRAY, MICHAEL PAUL &	11/23/2005	85,000	YES										
					1483/448	ROSS, MICHAEL DAVID &	05/30/2003	68,000	YES										
					1004/737	PINKSTON, TIMOTHY W	10/09/1995	8,000	Yes										
					767/80			0	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	82.750	<b>Current Tax</b>										
Remove Cap	2006	<b>Land Value</b>	115,660	54,100	11%	5,951	<b>Assessed</b>	10,473	866.64										
Year Frozen	0	<b>Improvements</b>	54,060	41,104		4,522	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00										
TIF Project ID	0	<b>Total Value</b>	169,720	95,204		10,473	<b>Total Taxable</b>	10,473	867.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660023603	LAWSON, STEPHEN K &			14	200,077	0	9,974	825.00										
2024	2024-660023603	LAWSON, STEPHEN K &			14	201,704	0	9,500	802.00										
2023	2023-660023603	LAWSON, STEPHEN K &			14	85,387	0	9,046	771.00										
2022	2022-660023603	LAWSON, STEPHEN K &			14	87,989	0	8,616	729.00										
2021	2021-660023603	LAWSON, STEPHEN K &			14	74,597	0	8,206	696.00										
2020	2020-660023603	LAWSON, STEPHEN K &			14	77,316	0	8,505	721.00										
2019	2019-660023603	LAWSON, STEPHEN K &			14	75,205	0	8,273	710.00										
2018	2018-660023603	LAWSON, STEPHEN K &			14	84,092	0	9,251	790.00										
2017	2017-660023603	LAWSON, STEPHEN K &			14	83,440	0	9,179	787.00										
2016	2016-660023603	LAWSON, STEPHEN K &			14	78,416	0	8,626	752.00										
2015	2015-660023603	LAWSON, STEPHEN K &			14	77,857	1000	7,565	652.00										
2014	2014-660023603	LAWSON, STEPHEN K &			14	76,881	1000	7,457	664.00										
2013	2013-660023603	LAWSON, STEPHEN K &			14	79,527	1000	7,386	655.00										



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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	10	
Non-Ag Acres	10.1128	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	440,513.00 x .26 = 115,660	
Factor Value		
Adjustments	1.0000	
Lot Value	115,660	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	864 / 1,296
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1940 / 65

Cost Approach				Manual : 01/2025			
Base Cost	77.08	Total Misc Impr	+	6,705			
Roofing Adj	+ 3.39	Garage Cost	+				
Subfloor Adj	+ 1.65	Total RCN	=	131,121			
Heat/Cool Adj	+ 10.09	Depreciation ( 71%)	-	93,096			
Plumbing Adj	+ 3.79	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	38,025			
Adj Base Cost	= 96.00	Lot Value	+	115,660			
Total Area	x 1,296	Indicated Value	=	153,685			
Adjusted Cost	= 124,416	Value Per SqFt		118.58			

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	58013	26x10			260	20.07	5,218
PRCH	SLAB PORCH - COVERED	58014	12x6			72	20.65	1,487

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	74,284	57.32	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	38,025		
Lot Value	115,660		
Indicated Value	153,685	118.58	Per SqFt
Agland Value			
Site Improvements	16,035		
Total Value	169,720	130.96	Total Value Per SqFt



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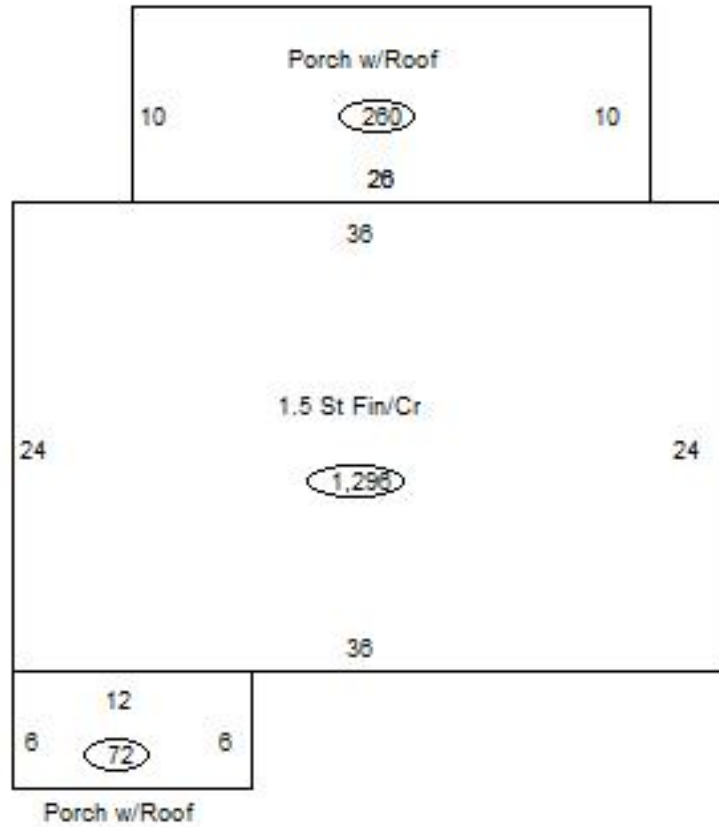
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	864	1.500	1,296
2	M	PRCH		13	SLBC	260	1.000	260
3	M	PRCH		13	SLBC	72	1.000	72
<b>Total Building Area</b>						864		1,296



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	30x40x0			1,200	
	Qual 3	Cond 3	Year 2015	Eff Age	8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (33% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (12.00 x 1,200)		14,400		14,400	4,752	9,648
	LT	LEAN-TO	10x40x0			400	
	Qual 3	Cond 3	Year 2015	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (2.92 x 400)		1,168		1,168	175	993
	LF	LOAFING SHED	0x0x0			360	
	Qual 3	Cond 3	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 (4.26 x 360)		1,534		1,534	1,534	
	STF	STG FAIR	0x0x0		Asphalt-Shingles	120	
	Qual 2	Cond 3	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 (4.68 x 120)		562		562	562	
	UTIL	SHOP BUILDING	24x30x0			720	
	Qual 2	Cond 3	Year	Eff Age	1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (29.97 x 720)		21,578		21,578	16,184	5,394
	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 )						