




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 18:00:03
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Assessment Data					Primary Image																																																																																																																				
Account 660024466 Parcel ID 24N18E-28-1-00000-000-0000 Cadastral ID 28-24-18-01330 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 273632 DOWNS, JAMES ALLEN 5500 S 4275 RD CHELSEA OK 74016-5109 Parcel Location Situs 05500 S 4275 RD Subdivision Lot/Block / Parcel Size 4 - Acres Sec/Twn/Rng 28 / 24 / 18 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					 D:\Convert\Photos\660\024\466-07.jpg 1/3/2000																																																																																																																				
Legal Description Lat/Long: 36.53342767 -95.38988319 N2 SW SW NE; LESS S 66' THEREOF.																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> <tr> <td>PD</td> <td>Add-Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	No	1,000		PD	Add-Homestead	No	1,000		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																																																																																												
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Lot Data		Square-Foot - NBHD 4050 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	4							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	181,038.00 x .25 = 45,629							
Factor Value								
Adjustments	1.0000							
Lot Value	45,629							
Residential Data				660024466_001.JPG 4/22/2024				
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent 0.00				
Architecture				Indicated Value				
Style				Multiple Regression				
Exterior Wall				MRA Code				
Base/Total Area /				Adusted R				
Style				Indicated Value				
HVAC				Direct Comparables				
Roof Cover				Selection Model 1 Res				
Area on Slab				Adjustment Model A2 AO Test				
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach Cost Approach				
Remodel				Improvements				
Year/Eff Age /				Lot Value 45,629				
Cost Approach		Manual : 01/2025		Indicated Value 45,629 0.00 Per SqFt				
Base Cost	0.00	Total Misc Impr	+ 0	Agland Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Site Improvements 3,995				
Subfloor Adj	+ 0.00	Total RCN	= 0	Total Value 49,624 0.00 Total Value Per SqFt				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 45,629					
Total Area	x	Indicated Value	= 45,629					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			448	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD	
	Base Cost (10.48 x 448)		4,695		4,695	2,582	2,113
	CP	CARPORT DIRT	0x0x0			288	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
	Base Cost (3.50 x 288)		1,008		1,008	302	706
	CP	CARPORT DIRT	0x0x0			480	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
	Base Cost (3.50 x 480)		1,680		1,680	504	1,176
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



\\tsclient\C\Users\rln\Pictures\2020-02-28\IMG_0050.JPG 3/10/2020

Residential Data	
Type	6 Mobile Home 66 x 16
Condition	1.6 - Low
Quality	1.9 - Low
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Lap
Base/Total Area	1,056 / 1,056
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1986 / 46

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025	
Base Cost	32.05	Total Misc Impr	+	0	
Roofing Adj	+ 2.50	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	47,467	
Heat/Cool Adj	+ 3.65	Depreciation (80%)	-	37,974	
Plumbing Adj	+ 6.75	Lump Sums	+	4,831	
Basement Adj	+ 0.00	RCNLD	=	14,324	
Adj Base Cost	= 44.95	Lot Value	+		
Total Area	x 1,056	Indicated Value	=	14,324	
Adjusted Cost	= 47,467	Value Per SqFt		13.56	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	14,324		
Lot Value			
Indicated Value	14,324	13.56	Per SqFt
Agland Value			
Site Improvements			
Total Value	14,324	13.56	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	145348	12x10		120	40.26		4,831



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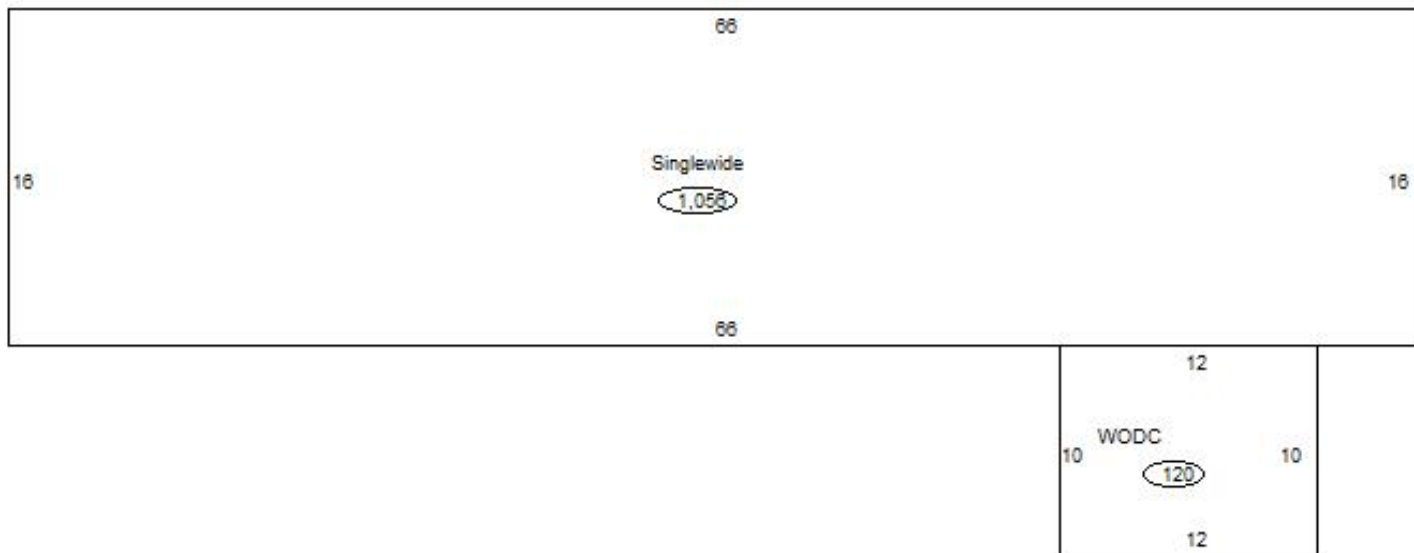
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	1,056	1.000	1,056
2	M	WODC		10	WODC	120	1.000	120
Total Building Area						1,056		1,056