



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	660026199				<p>\\tsclient\C\Users\rln\Pictures\2020-03-03\IMG_0122.JPG 3/11/2020</p>									
Parcel ID	000000-00-0-30010-007-0005													
Cadastral ID	30-24-18-00280													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	2											
Tax Area	29 - CHELSEA OT													
Name ID	321254													
ROSALES, JOHN C														
301 OAK ST CHELSEA OK 74016-0000														
Parcel Location														
Situs	00301 OAK ST													
Subdivision	CHELSEA O T													
Lot/Block	0005 / 0007	Parcel Size	.9 - Lots											
Sec/Twn/Rng	30 / 24 / 18 / 5													
Neighborhood	1195 - R-V02-NE CHELSEA													
School District	S003 - CHELSEA SCHOOLS													
Legal Description Lat/Long: 36.53353698 -95.42113314														
NLY 90' OF LOT 5 BLOCK 7 CHELSEA O T														
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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					2628/901	ROSALES, JOHN & SHARON K	04/25/2017	45,000	4					
					1261/320	BANK OF NEW YORK - TRUSTEE-COL	12/08/2000	31,000	No					
					1241/524	HEFNER, CARL RAY & TELL I Y	08/03/2000	0	No					
					1098/98	HASH, MICHAEL S &	02/05/1998	53,000	Yes					
					927/833	JAMES, STANLEY MONROE	08/31/1993	45,000	Yes					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax						
Remove Cap		Land Value	14,106	8,983	11%	988	Assessed	5,338	441.72					
Year Frozen	0	Improvements	65,482	39,544		4,350	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	79,588	48,527		5,338	Total Taxable	5,338	442.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660026199	ROSALES, JOHN C	29	80,004	0	5,084	421.00							
2024	2024-660026199	ROSALES, JOHN C	29	53,149	0	4,842	409.00							
2023	2023-660026199	ROSALES, JOHN C	29	41,921	0	4,612	393.00							
2022	2022-660026199	ROSALES, JOHN C	29	41,921	0	4,529	383.00							
2021	2021-660026199	ROSALES, JOHN C	29	42,467	0	4,313	366.00							
2020	2020-660026199	ROSALES, JOHN C	29	44,589	0	4,108	348.00							
2019	2019-660026199	ROSALES, JOHN C	29	43,726	0	3,912	336.00							
2018	2018-660026199	ROSALES, JOHN C	29	48,139	0	3,726	318.00							
2017	2017-660026199	ROSALES, JOHN C	29	32,260	0	3,549	304.00							
2016	2016-660026199	ROSALES, JOHN & SHARON K	29	31,485	0	3,464	302.00							
2015	2015-660026199	ROSALES, JOHN & SHARON K	29	30,832	0	3,392	292.00							
2014	2014-660026199	ROSALES, JOHN & SHARON K	29	32,069	0	3,528	314.00							
2013	2013-660026199	ROSALES, JOHN & SHARON K	29	33,330	0	3,667	325.00							




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Lot Data	Square-Foot - NBHD 1195 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.2944 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 12,824.00 x 1.10 = 14,106 Factor Value Adjustments 1.0000 Lot Value 14,106		 <p>\\tsclient\C\Users\rln\Pictures\2020-03-03\IMG_0122.JPG 3/11/2020</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,011 / 1,694
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 65

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	119,350 70.45 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	80,380 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	65,482
Lot Value	14,106
Indicated Value	79,588 46.98 Per SqFt
Agland Value	
Site Improvements	
Total Value	79,588 46.98 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	88.83	Total Misc Impr	+	9,219
Roofing Adj	+ 3.15	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	192,595
Heat/Cool Adj	+ 12.64	Depreciation (66%)	-	127,113
Plumbing Adj	+ 3.63	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	65,482
Adj Base Cost	= 108.25	Lot Value	+	14,106
Total Area	x 1,694	Indicated Value	=	79,588
Adjusted Cost	= 183,376	Value Per SqFt		46.98

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	63887	17x8		136	26.50		3,604



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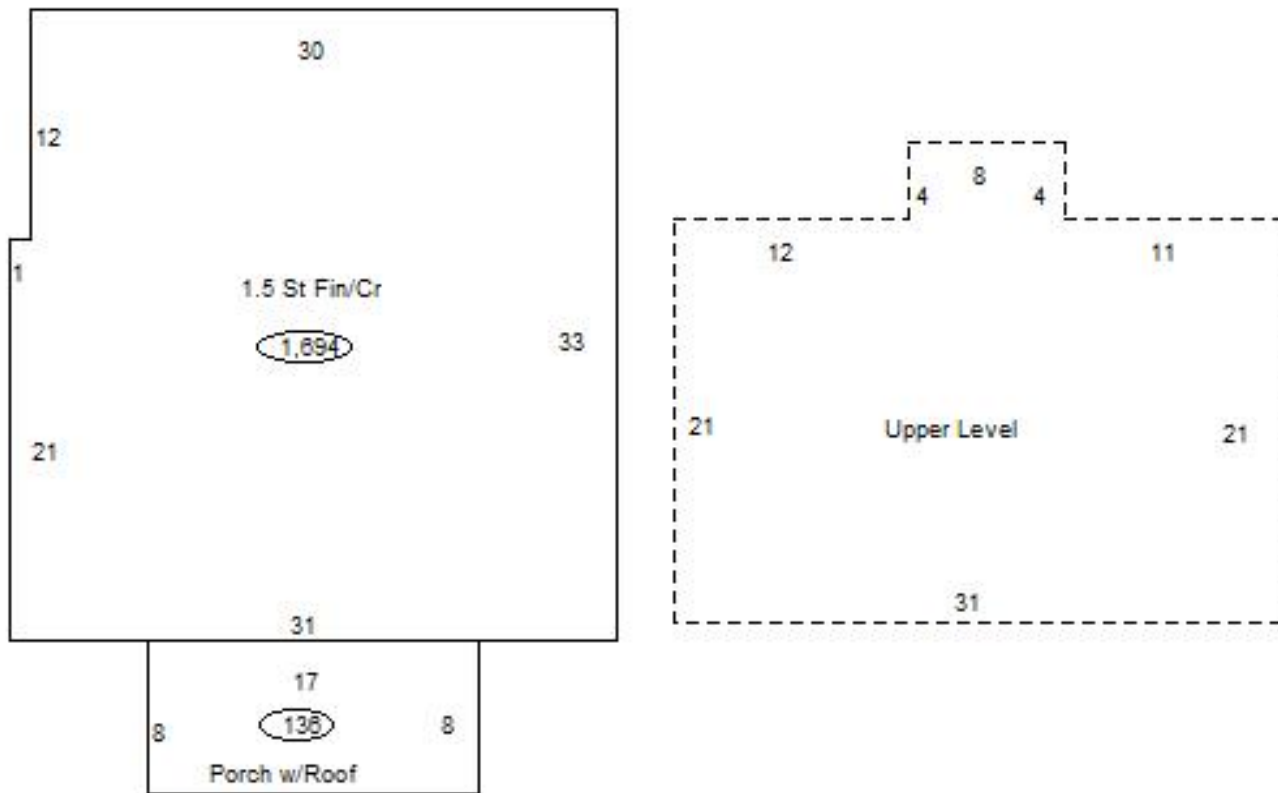
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Sketch Image

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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	1,011	1.676	1,694
2	M	PRCH		13	SLBC	136	1.000	136
3	U	^UL	Overhang	13	Upper Level	683	1.000	683
Total Building Area						1,011		1,694



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	2024	Eff Age	
				0		
				0		
				0		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
CP		Carport Dirt	0x0x0			
Qual		Cond	Year	2024	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					