



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	660026220									
Parcel ID	000000-00-0-30010-008-0016									
Cadastral ID	30-24-18-00480									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	2							
Tax Area	29 - CHELSEA OT									
Name ID	4454									
FREEMAN, PAUL I &										
WANDA M										
206 WILLOW										
CHELSEA OK 74016-0000										
Parcel Location										
Situs	00206 S WILLOW ST									
Subdivision	CHELSEA O T									
Lot/Block	0016 / 0008	Parcel Size	1 - Lots							
Sec/Twn/Rng	30 / 24 / 18 / 5									
Neighborhood	1195 - R-V02-NE CHELSEA									
School District	S003 - CHELSEA SCHOOLS									
Legal Description Lat/Long: 36.53528739 -95.42191730				Building Permits						
LOT 16 BLOCK 8 CHELSEA O T				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	0	Land Value	17,390	8,396	11%	924	Assessed	2,014	166.66	
Year Frozen	1997	Improvements	18,577	9,905		1,090	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	35,967	18,301		2,014	Total Taxable	2,014	167.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660026220	FREEMAN, PAUL I &			29	35,005	0	1,918	159.00	
2024	2024-660026220	FREEMAN, PAUL I &			29	35,187	0	1,827	154.00	
2023	2023-660026220	FREEMAN, PAUL I &			29	21,905	0	1,739	148.00	
2022	2022-660026220	FREEMAN, PAUL I &			29	15,059	0	1,656	140.00	
2021	2021-660026220	FREEMAN, PAUL I &			29	19,184	0	1,763	149.00	
2020	2020-660026220	FREEMAN, PAUL I &			29	18,958	0	1,679	142.00	
2019	2019-660026220	FREEMAN, PAUL I &			29	18,278	0	1,599	137.00	
2018	2018-660026220	FREEMAN, PAUL I &			29	18,454	0	1,523	130.00	
2017	2017-660026220	FREEMAN, PAUL I &			29	18,316	0	1,450	124.00	
2016	2016-660026220	FREEMAN, PAUL I &			29	16,989	0	1,381	120.00	
2015	2015-660026220	FREEMAN, PAUL I &			29	16,744	0	1,316	113.00	
2014	2014-660026220	FREEMAN, PAUL I &			29	16,567	0	1,253	112.00	
2013	2013-660026220	FREEMAN, PAUL I &			29	16,246	1253		.00	



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Lot Data		Square-Foot - NBHD 1195 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.3629		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	15,809.00 x 1.10 = 17,390		
Factor Value			
Adjustments	1.0000		
Lot Value	17,390		



Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	812 / 812
Style	100% One Story
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 120

5/10/2024

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	25,546	31.46	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	18,000		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.18	Total Misc Impr	+	0			
Roofing Adj	+ 4.41	Garage Cost	+				
Subfloor Adj	+ 2.64	Total RCN	=	87,818			
Heat/Cool Adj	+ 0.00	Depreciation (80%)	-	70,254			
Plumbing Adj	+ 5.92	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	17,564			
Adj Base Cost	= 108.15	Lot Value	+	17,390			
Total Area	x 812	Indicated Value	=	34,954			
Adjusted Cost	= 87,818	Value Per SqFt		43.05			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	17,564		
Lot Value	17,390		
Indicated Value	34,954	43.05	Per SqFt
Agland Value			
Site Improvements	1,013		
Total Value	35,967	44.29	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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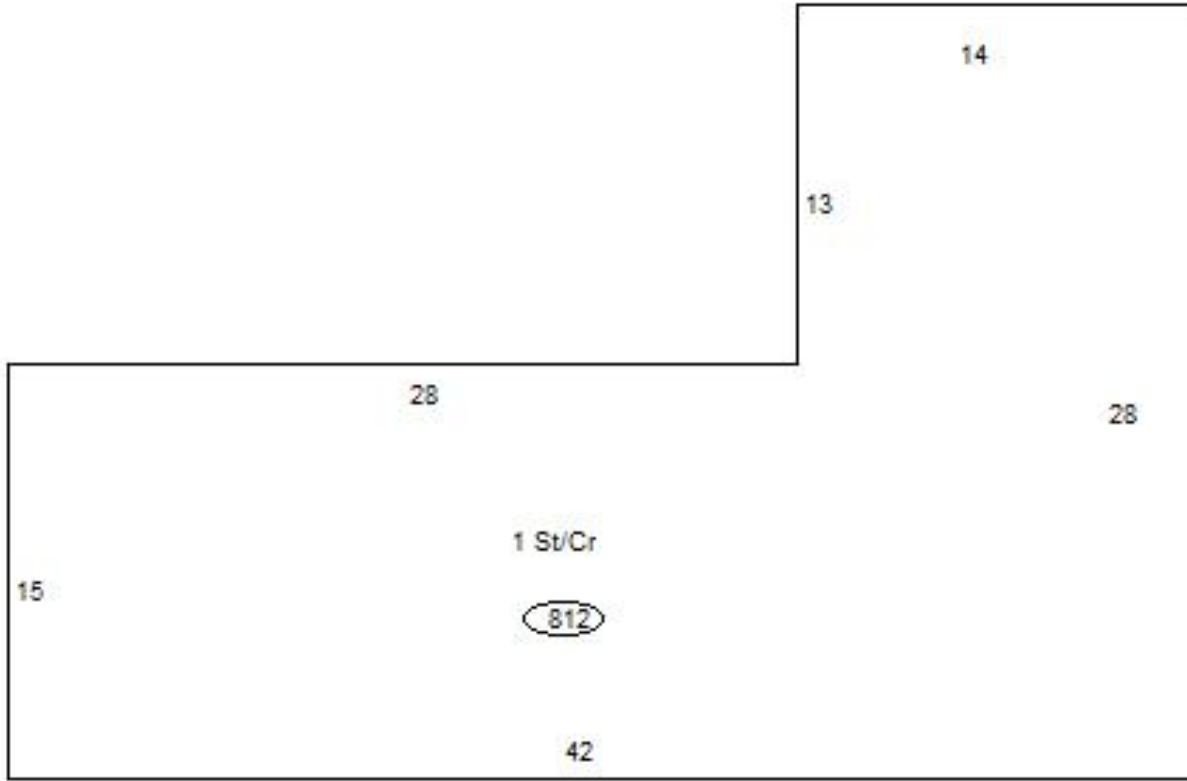
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	812	1.000	812
Total Building Area						812		812



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	Carport Dirt	14x20x0			280
	Qual 1	Cond 1	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (3.50 x 280)		980	980	294	686
	STF	STG FAIR	10x14x0			140
	Qual 2	Cond 2	Year	Eff Age	2026	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 140)		655	655	328	327