



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image				
Account	660026239								
Parcel ID	000000-00-0-30010-011-0003								
Cadastral ID	30-24-18-00730								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	2						
Tax Area	29 - CHELSEA OT								
Name ID	258493								
LESLIE, JEFFREY D &									
BARBARA L									
223 CHERRY ST CHELSEA OK 74016-0000									
Parcel Location									
Situs	00223 CHERRY ST								
Subdivision	CHELSEA O T								
Lot/Block	0003 / 0011	Parcel Size	2 - Lots						
Sec/Twn/Rng	30 / 24 / 18 / 5								
Neighborhood	1195 - R-V02-NE CHELSEA								
School District	S003 - CHELSEA SCHOOLS								
5/10/2024									
Legal Description					Building Permits				
Lots 2 & 3 Block 11 Chelsea O T					Lat/Long: 36.53644122 -95.42484832				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	958/847	LESLIE, JEFFREY D &	06/06/1994	0	No
					955/694	BYRD, EVA	05/05/1994	6,000	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	0	Land Value	25,891	8,558	11%	941	Assessed	2,170	179.57
Year Frozen	2006	Improvements	33,809	11,175		1,229	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00
TIF Project ID	0	Total Value	59,700	19,733		2,170	Total Taxable	1,170	97.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660026239	LESLIE, JEFFREY D &	29	59,831	1000	1,170	97.00		
2024	2024-660026239	LESLIE, JEFFREY D &	29	52,212	1000	1,171	99.00		
2023	2023-660026239	LESLIE, JEFFREY D &	29	31,433	1000	1,171	100.00		
2022	2022-660026239	LESLIE, JEFFREY D &	29	28,355	1000	1,171	99.00		
2021	2021-660026239	LESLIE, JEFFREY D &	29	29,203	1000	1,170	99.00		
2020	2020-660026239	LESLIE, JEFFREY D &	29	21,565	1000	357	30.00		
2019	2019-660026239	LESLIE, JEFFREY D &	29	20,859	1000	357	31.00		
2018	2018-660026239	LESLIE, JEFFREY D &	29	20,996	1000	357	30.00		
2017	2017-660026239	LESLIE, JEFFREY D &	29	20,885	1000	357	31.00		
2016	2016-660026239	LESLIE, JEFFREY D &	29	19,867	1000	357	31.00		
2015	2015-660026239	LESLIE, JEFFREY D &	29	20,292	1000	356	31.00		
2014	2014-660026239	LESLIE, JEFFREY D &	29	20,134	1000	356	32.00		
2013	2013-660026239	LESLIE, JEFFREY D &	29	20,615	1000	357	32.00		



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Lot Data		Square-Foot - NBHD 1195 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.5403		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	23,537.00 x 1.10 = 25,891		
Factor Value			
Adjustments	1.0000		
Lot Value	25,891		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	800 / 800
Style	100% One Story
HVAC	
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 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	40,291	50.36	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	34,810		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	100.12	Total Misc Impr	+	3,106	
Roofing Adj	+ 5.32	Garage Cost	+		
Subfloor Adj	+ 2.62	Total RCN	=	94,570	
Heat/Cool Adj	+ 0.00	Depreciation (71%)	-	67,145	
Plumbing Adj	+ 6.27	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	27,425	
Adj Base Cost	= 114.33	Lot Value	+	25,891	
Total Area	x 800	Indicated Value	=	53,316	
Adjusted Cost	= 91,464	Value Per SqFt		66.65	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	27,425		
Lot Value	25,891		
Indicated Value	53,316	66.65	Per SqFt
Agland Value			
Site Improvements	6,384		
Total Value	59,700	74.63	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	63954	6x4		24	55.78		1,339
PRCH	SLAB PORCH - COVERED	63955	14x6		84	21.03		1,767
SHLT	STORM SHELTER			1 2020	1	0.00		



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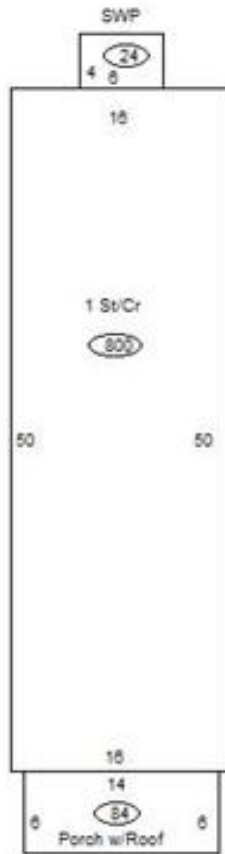
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	800	1.000	800
2	M	EPSW		13	EPSW	24	1.000	24
3	M	PRCH		13	SLBC	84	1.000	84
Total Building Area						800		800



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PFS	PORTABLE FRAME STRUCTURE	12x20x0			240
	Qual 3	Cond 2	Year 2020	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (24% Phys/ % Func)	RCNLD
	Base Cost (35.00 x 240)		8,400	8,400	2,016	6,384
	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)					
	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)					