



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 07:37:18  
 Page 1

Assessment Data					Primary Image														
Account	660026489																		
Parcel ID	000000-00-0-30010-040-0002																		
Cadastral ID	30-24-18-03290																		
Property Type	REAL - Real Property																		
Property Class	CL	VI Area	2																
Tax Area	29 - CHELSEA OT																		
Name ID	6094																		
CHELSEA MUNICIPAL AUTHORITY																			
PO BOX 128 CHELSEA OK 74016-0000																			
Parcel Location																			
Situs																			
Subdivision	CHELSEA O T																		
Lot/Block	0002 / 0040	Parcel Size	.5 - Lots																
Sec/Twn/Rng	30 / 24 / 18 / 5																		
Neighborhood	5001 - TASC 2016																		
School District	S003 - CHELSEA SCHOOLS																		
REVAL 2021 9/1/2020																			
Legal Description					Building Permits														
Lat/Long: 36.53501546 -95.43174168					<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
ELY 25' OF LOT 1 & ELY 25' OF NLY 20' OF LOT 2 BLOCK 40 CHELSEA O T																			
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	MERRITT, JIM W	02/12/2021	0	WB										
					969/139	TAYLOR, JEANE ANN	06/21/1994	7,500	Yes										
					914/136	TAYLOR, WILLIAM G	12/15/1992	500	No										
					883/43	NEWMAN, VIRGINIA	05/27/1992	7,000	No										
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax											
Remove Cap	2022	Land Value	782	0	11%	0	Assessed	0	0.00										
Year Frozen	0	Improvements	39,578	0	0	0	Penalty	0											
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0	0.00										
TIF Project ID	0	Total Value	40,360	0	0	0	Total Taxable	0	0.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660026489	CHELSEA MUNICIPAL AUTHORITY	29	40,965	0				.00										
2024	2024-660026489	CHELSEA MUNICIPAL AUTHORITY	29	40,264	0				.00										
2023	2023-660026489	CHELSEA MUNICIPAL AUTHORITY	29	32,498	0				.00										
2022	2022-660026489	CHELSEA MUNICIPAL AUTHORITY	29	32,498	0				.00										
2021	2021-660026489	SPENCE, MARGARET LEE &	29	32,498	0	3,575	303.00												
2020	2020-660026489	SPENCE, MARGARET LEE &	29	32,498	0	3,575	303.00												
2019	2019-660026489	SPENCE, MARGARET LEE &	29	782	0	86	7.00												
2018	2018-660026489	SPENCE, MARGARET LEE &	29	782	0	86	7.00												
2017	2017-660026489	SPENCE, MARGARET LEE &	29	782	0	86	7.00												
2016	2016-660026489	SPENCE, MARGARET LEE &	29	7,004	0	770	67.00												
2015	2015-660026489	SPENCE, MARGARET LEE &	29	7,004	0	770	66.00												
2014	2014-660026489	SPENCE, MARGARET LEE &	29	7,004	0	770	69.00												
2013	2013-660026489	SPENCE, MARGARET LEE &	29	7,004	0	770	68.00												



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 Page 2

Lot Data	Primary Image			
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 1,125.00 x 1.25 = 1,406</p> <p>Factor Value 0</p> <p>Adjustments 55.62%</p> <p>Lot Value 782</p>				
Cost Approach			Image Information	
<p>Manual Date 01/2025</p> <p>Total Building Area 4,460</p> <p>Total Base Value 329,817</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 329,817</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 39,578</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 39,578</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 39,578</p> <p>Land Value 782</p> <p>Cost Approach Value 40,360 9.05/SqFt</p>			<p>Image ID 938533</p> <p>Image Date 9/1/2020</p> <p>Name IMG_0005.JPG</p> <p>Description REVAL 2021</p>	
Income Approach	Value Reconciliation			
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 782</p> <p>Total Appraised Value 40,360 9.05/SqFt</p>			



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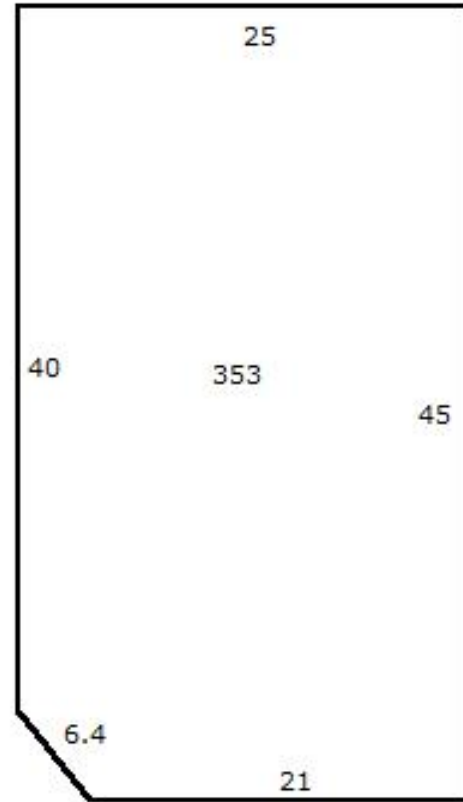
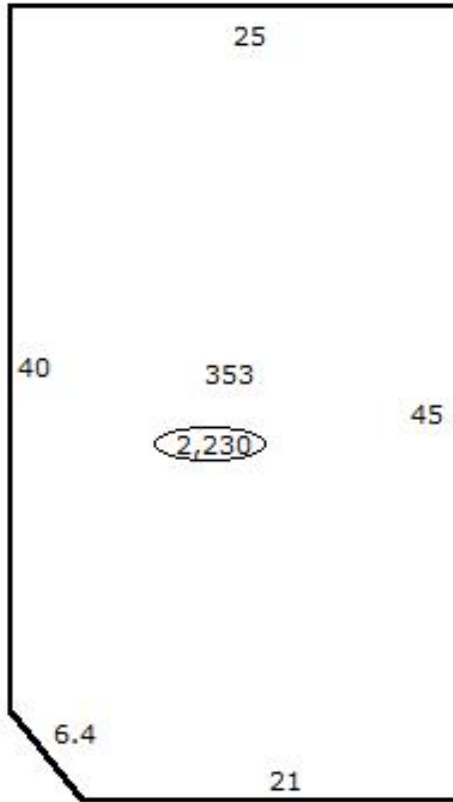
Date 04/18/2026

Time 07:37:18

Page 3

### Sketch Image

660026489



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		13	353	1,115	2.000	2,230
2	U	353		13	353	1,115	2.000	2,230
<b>Total Building Area</b>						1,115		2,230



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Page 4

Account 660026489  
Parcel ID 000000-00-0-30010-040-0002  
Cadastral ID 30-24-18-03290

Tax Area Code 29  
Property Class CL  
Owners Name CHELSEA MUNICIPAL AUTHORITY

### Building Data

Building ID 3814  
Building Sequence 1  
Occupancy 1 353 Retail Store 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 4,460  
Average Perimeter 275  
Number Of Storys 2.00  
Average Wall Ht 8.00  
Year Built 1920  
Effective Age 90  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 1 - Low  
Condition 1 - Low  
Exterior Wall 82 - Stud Brick Veneer  
Heating/Cooling 15 - No HVAC  
Roof Type Flat  
Roof Cover

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 2  
Zone Description  
Base Cost 37.30  
Wall Cost 36.65  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 73.95  
Total Area 4,460  
Base RCN 329,817  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 329,817  
Physical Depreciation 80%  
Functional Depreciation 40%  
Total Depreciation 88% (290,239)  
Total RCNLD 39,578  
Lump Sums  
Total Building Value 39,578 \$ 8.87 Per SqFt