



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	660026604													
Parcel ID	000000-00-0-30010-060-0009													
Cadastral ID	25-24-17-04450													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	2											
Tax Area	29 - CHELSEA OT													
Name ID	327263													
HAM, JAMES														
305 W 10TH CHELSEA OK 74016-0000														
Parcel Location														
Situs	00305 W 10TH ST													
Subdivision	CHELSEA O T													
Lot/Block	0009 / 0060	Parcel Size	1.25 - Lots											
Sec/Twn/Rng	25 / 24 / 17 / 5													
Neighborhood	1195 - R-V02-NE CHELSEA													
School District	S003 - CHELSEA SCHOOLS													
Legal Description Lat/Long: 36.53231368 -95.43598334														
S 33' OF LOT 8, LESS SLY 1.5' OF WLY 6' THEREOF & LOT 9 LESS NLY 16.5' OF WLY 6' OF LOT 9 BLOCK 60 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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	BOUCHER, RITA F	04/04/2019	22,000	YES										
816/348			27,500	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax						
Remove Cap	2020	Land Value	12,375	5,884	11%	647	Assessed	2,070						
Year Frozen	2020	Improvements	27,200	12,933		1,423	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000						
TIF Project ID	0	Total Value	39,575	18,817		2,070	Total Taxable	1,070						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660026604	HAM, JAMES	29	34,317	1000	1,070	89.00							
2024	2024-660026604	HAM, JAMES	29	34,489	1000	1,070	90.00							
2023	2023-660026604	HAM, JAMES	29	29,039	1000	1,070	91.00							
2022	2022-660026604	HAM, JAMES	29	18,269	1000	1,010	85.00							
2021	2021-660026604	HAM, JAMES	29	25,244	1000	1,740	147.00							
2020	2020-660026604	HAM, JAMES	29	24,911	1000	1,740	148.00							
2019	2019-660026604	HAM, JAMES	29	23,908	1000	1,630	140.00							
2018	2018-660026604	BOUCHER, JACK L &	29	24,097	1000	1,611	138.00							
2017	2017-660026604	BOUCHER, JACK L &	29	23,940	1000	1,535	132.00							
2016	2016-660026604	BOUCHER, JACK L &	29	23,407	1000	1,461	127.00							
2015	2015-660026604	BOUCHER, JACK L &	29	23,019	1000	1,389	120.00							
2014	2014-660026604	BOUCHER, JACK L &	29	23,166	1000	1,320	118.00							
2013	2013-660026604	BOUCHER, JACK L &	29	22,752	1000	1,252	111.00							



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Lot Data	Square-Foot - NBHD 1195 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 5 0	
Method	Square-Foot	
Base Lot Value	15,000.00 x 1.10 = 16,500	
Factor Value	-4,125	
Adjustments	1.0000	
Lot Value	12,375	

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,094 / 1,094
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	546 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1950 / 106



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	90,867	83.06	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	58,910		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	87.17	Total Misc Impr	+	5,939			
Roofing Adj	+ 4.02	Garage Cost	+	11,996			
Subfloor Adj	+ 2.44	Total RCN	=	135,999			
Heat/Cool Adj	+ 9.89	Depreciation (80%)	-	108,799			
Plumbing Adj	+ 4.40	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	27,200			
Adj Base Cost	= 107.92	Lot Value	+	12,375			
Total Area	x 1,094	Indicated Value	=	39,575			
Adjusted Cost	= 118,064	Value Per SqFt		36.17			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	27,200		
Lot Value	12,375		
Indicated Value	39,575	36.17	Per SqFt
Agland Value			
Site Improvements			
Total Value	39,575	36.17	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,394.05		4,394
PRCH	SLAB PORCH - COVERED	64459	19x4		76	20.33		1,545



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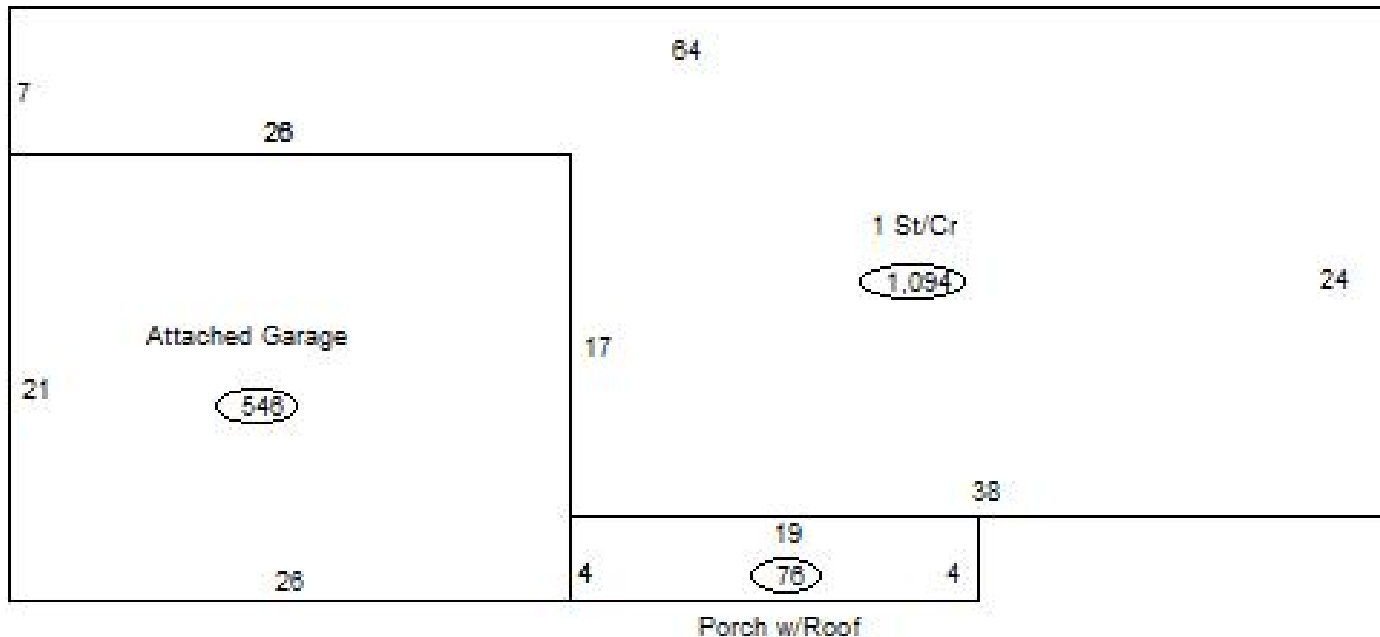
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Sketch Image

660026604



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,094	1.000	1,094
2	G	1		13	Attached Garage	546	1.000	546
3	M	PRCH		13	SLBC	76	1.000	76
Total Building Area						1,094		1,094