




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:37:47  
Page 1

Assessment Data					Primary Image									
Account	660026610				 <p>660026610_003.JPG 12/24/2024</p>									
Parcel ID	000000-00-0-30010-060-0015													
Cadastral ID	25-24-17-04510													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	2											
Tax Area	29 - CHELSEA OT													
Name ID	336863													
WALDRUP, CURTIS MARVIN														
820 S VINE CHELSEA OK 74016-0000														
<b>Parcel Location</b>														
Situs	00820 VINE ST													
Subdivision	CHELSEA O T													
Lot/Block	0015 / 0060	Parcel Size	1 - Lots											
Sec/Twn/Rng	25 / 24 / 17 / 5													
Neighborhood	1195 - R-V02-NE CHELSEA													
School District	S003 - CHELSEA SCHOOLS													
<b>Legal Description</b> Lat/Long: 36.53320458 -95.43567849														
NLY 55' OF LOT 14 & S 45' OF LOT 15 BLOCK 60 CHELSEA O T														
<b>Building Permits</b>														
<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										
<b>Exemptions</b>														
Code	Type	Active	Maximum	Exemption										
H	Homestead	No	1,000											
<b>Sale History</b>														
Bk/Pg	Grantor	Date	Price	Code										
/	WALDRUP, ALFIE ESTATE	12/20/2021	0	4										
1349/469	TERRY, SHERRY &	01/17/2002	81,000	YES										
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax						
Remove Cap	2003	Land Value	12,623	1,088	11%	120	Assessed	10,164	841.07					
Year Frozen	2005	Improvements	95,333	91,315		10,044	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	107,956	92,403		10,164	Total Taxable	10,164	841.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660026610	WALDRUP, CURTIS MARVIN	29	98,242	0	9,680	801.00							
2024	2024-660026610	WALDRUP, CURTIS MARVIN	29	90,064	0	9,219	778.00							
2023	2023-660026610	WALDRUP, CURTIS MARVIN	29	92,065	0	8,780	748.00							
2022	2022-660026610	WALDRUP, CURTIS MARVIN	29	90,390	0	8,362	708.00							
2021	2021-660026610	WALDRUP, ALFIE ESTATE	29	92,710	1000	6,964	590.00							
2020	2020-660026610	WALDRUP, MARVIN & ALFIE	29	93,136	1000	6,964	591.00							
2019	2019-660026610	WALDRUP, MARVIN & ALFIE	29	88,185	1000	6,964	598.00							
2018	2018-660026610	WALDRUP, MARVIN & ALFIE	29	101,503	1000	6,965	595.00							
2017	2017-660026610	WALDRUP, MARVIN & ALFIE	29	100,373	1000	6,964	597.00							
2016	2016-660026610	WALDRUP, MARVIN & ALFIE	29	97,780	1000	6,964	607.00							
2015	2015-660026610	WALDRUP, MARVIN & ALFIE	29	96,786	1000	6,965	600.00							
2014	2014-660026610	WALDRUP, MARVIN & ALFIE	29	97,733	1000	6,965	620.00							
2013	2013-660026610	WALDRUP, MARVIN & ALFIE	29	94,804	1000	6,965	618.00							



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Date 04/16/2026  
Time 23:37:47  
Page 2

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	15,300.00 x 1.10 = 16,830	
Factor Value	-4,207	
Adjustments	1.0000	
Lot Value	12,623	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,484 / 1,484
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	
Remodel	RMA -
Year/Eff Age	1940 / 59

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	105,967 71.41 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	64,790 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.20	Total Misc Impr	+ 10,791				
Roofing Adj	+ 4.52	Garage Cost	+ 0				
Subfloor Adj	+ 1.16	Total RCN	= 200,921				
Heat/Cool Adj	+ 11.47	Depreciation ( 64%)	- 128,589				
Plumbing Adj	+ 3.77	Lump Sums	+ 2,717				
Basement Adj	+ 0.00	RCNLD	= 75,049				
Adj Base Cost	= 128.12	Lot Value	+ 12,623				
Total Area	x 1,484	Indicated Value	= 87,672				
Adjusted Cost	= 190,130	Value Per SqFt	59.08				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	75,049		
Lot Value	12,623		
Indicated Value	87,672	59.08	Per SqFt
Agland Value			
Site Improvements	20,284		
Total Value	107,956	72.75	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	5,095.98		5,096
WODC	Wood Deck - Covered	64476	14x4		56	48.51		2,717
PRCH	SLAB PORCH - COVERED	64477	14x8		112	23.91		2,678
PATC	Patio - Covered	164276	14x12		168	17.96		3,017





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Date 04/16/2026  
 Time 23:37:48  
 Page 4

660026610

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	Garage - Detached	24x24x8	Concrete	Composition Shingle	576	
	Qual	3	Cond 3	Year 2005	Eff Age 16		
	<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (28.22 x 576)		16,255		16,255	6,014	10,241
	LNT0	Lean To - Attached	10x24x8	Dirt	Composition Roll	240	
	Qual	3	Cond 3	Year 2005	Eff Age 16		
	<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.44 x 240)		2,266		2,266	1,360	906
	GRDT	Garage - Detached	24x24x0	Base		576	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (17.94 x 576)		10,333		10,333	2,583	7,750
	LNT0	Lean - To	10x24x0	Base		240	
	Qual	2	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.71 x 240)		1,850		1,850	463	1,387