




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	660026721				 <p>660026721_001.JPG 12/24/2024</p>									
Parcel ID	000000-00-0-30010-072-0013													
Cadastral ID	25-24-17-05641													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	2											
Tax Area	29 - CHELSEA OT													
Name ID	4584													
WILSON, JIMMY D														
1026 PINE CHELSEA OK 74016-0000														
Parcel Location														
Situs	01026 PINE ST													
Subdivision	CHELSEA O T													
Lot/Block	0013 / 0072	Parcel Size	1 - Lots											
Sec/Twn/Rng	25 / 24 / 17 / 5													
Neighborhood	1195 - R-V02-NE CHELSEA													
School District	S003 - CHELSEA SCHOOLS													
Legal Description Lat/Long: 36.53042134 -95.43629753														
LOT 13 BLOCK 72 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> </td><td> </td><td> </td><td> </td><td> </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										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax						
Remove Cap	0	Land Value	16,146	9,022	11%	992	Assessed	4,804 397.53						
Year Frozen	2018	Improvements	62,017	34,653		3,812	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -83.00						
TIF Project ID	0	Total Value	78,163	43,675		4,804	Total Taxable	3,804 315.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660026721	WILSON, JIMMY D	29	78,005	1000	3,804	315.00							
2024	2024-660026721	WILSON, JIMMY D	29	58,366	1000	3,805	321.00							
2023	2023-660026721	WILSON, JIMMY D	29	47,724	1000	3,804	324.00							
2022	2022-660026721	WILSON, JIMMY D	29	47,724	1000	3,804	322.00							
2021	2021-660026721	WILSON, JIMMY D	29	45,986	1000	3,804	322.00							
2020	2020-660026721	WILSON, JIMMY D	29	45,883	1000	3,805	323.00							
2019	2019-660026721	WILSON, JIMMY D	29	43,675	1000	3,804	327.00							
2018	2018-660026721	WILSON, JIMMY D	29	47,724	1000	4,043	345.00							
2017	2017-660026721	WILSON, JIMMY D	29	47,340	1000	3,896	334.00							
2016	2016-660026721	WILSON, JIMMY D	29	46,128	1000	3,754	327.00							
2015	2015-660026721	WILSON, JIMMY D	29	45,369	1000	3,615	311.00							
2014	2014-660026721	WILSON, JIMMY D	29	47,431	1000	3,481	310.00							
2013	2013-660026721	WILSON, JIMMY D	29	48,216	1000	3,351	297.00							



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Lot Data	Square-Foot - NBHD 1195 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.337 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 14,678.00 x 1.10 = 16,146 Factor Value Adjustments 1.0000 Lot Value 16,146		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	962 / 1,442
Style	100% 1 1/2 Story Finished
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 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 119,526 82.89 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 5 Indicated Value 45,260 Per SqFt

Value Reconciliation
Selected Approach Cost Approach Improvements 60,982 Lot Value 16,146 Indicated Value 77,128 53.49 Per SqFt Agland Value Site Improvements 1,035 Total Value 78,163 54.20 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.48	Total Misc Impr	+ 15,447	Roofing Adj	+ 4.25	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 179,359	Heat/Cool Adj	+ 1.06	Depreciation (66%)	- 118,377
Plumbing Adj	+ 4.88	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 60,982
Adj Base Cost	= 113.67	Lot Value	+ 16,146	Indicated Value	= 77,128	Value Per SqFt	53.49
Total Area	x 1,442						
Adjusted Cost	= 163,912						

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	64655	22x7		154	28.99		4,464
PRCH	SLAB PORCH - COVERED	64656	26x6		156	28.98		4,521
EPSW	ENCLOSED PORCH - SOLID WALL	64657	12x7		84	76.93		6,462



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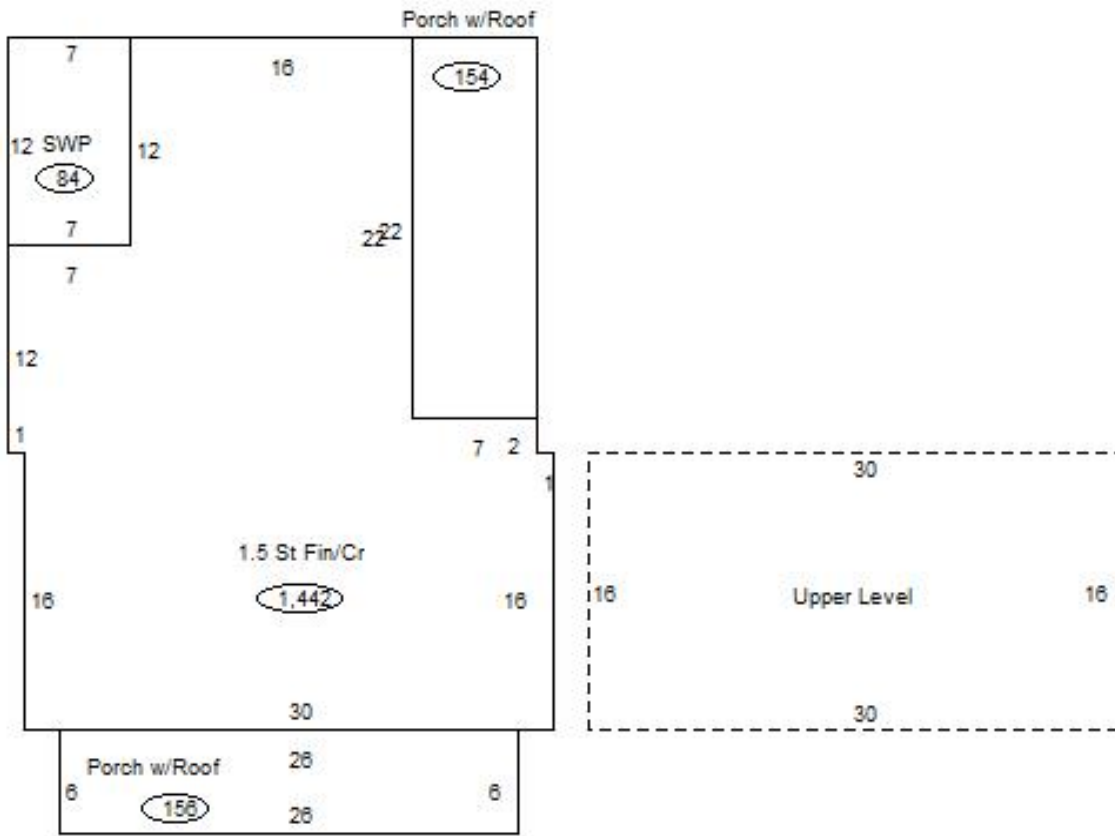
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	962	1.499	1,442
2	M	PRCH		13	SLBC	154	1.000	154
3	M	PRCH		13	SLBC	156	1.000	156
4	M	EPSW		13	EPSW	84	1.000	84
5	U	^UL	Overhang	13	Upper Level	480	1.000	480
Total Building Area						962		1,442



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x16x6	Dirt	Galvanized Metal	160
	Qual	2.5	Cond 2	Year 2005	Eff Age 21	
Valuation Summary		Modifier Total		RCN	Depr (60% Phys/ 0% Func)	RCNLD
Base Cost (16.17 x 160)		2,587		2,587	1,552	1,035