



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:10:24  
Page 1

Assessment Data					Primary Image																																																	
<b>Account</b> 660027456 <b>Parcel ID</b> 22N17E-31-4-00000-000-0000 <b>Cadastral ID</b> 31-22-17-01000 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 267345 KELSEY, PAUL G & BARBARA A  16697 E 470 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 16697 E 470 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.5 - Acres <b>Sec/Twn/Rng</b> 31 / 22 / 17 / 4 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1\ 12/9/2020</p>																																																	
<b>Legal Description</b> Lat/Long: 36.33679714 -95.53011946																																																						
SE SE SW SE					<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>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
H	Homestead	Yes	1,000	1,000	1082/362	KELSEY, DENNIS WYCOFF & BARBAR	07/24/1997	0	No																																													
					893/757	KELSEY, DENNIS WYCOFF & BARBAR	09/24/1992	0	No																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>98.320</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>1998</td> <td>Land Value 49,672</td> <td>26,302</td> <td>11%</td> <td>2,893</td> <td>Assessed</td> <td>8,692</td> <td>854.60</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 68,680</td> <td>52,723</td> <td> </td> <td>5,799</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-89.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 118,352</td> <td>79,025</td> <td> </td> <td>8,692</td> <td>Total Taxable</td> <td>7,692</td> <td>766.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	Remove Cap	1998	Land Value 49,672	26,302	11%	2,893	Assessed	8,692	854.60	Year Frozen	0	Improvements 68,680	52,723		5,799	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-89.00	TIF Project ID	0	Total Value 118,352	79,025		8,692	Total Taxable	7,692	766.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax																																														
Remove Cap	1998	Land Value 49,672	26,302	11%	2,893	Assessed	8,692	854.60																																														
Year Frozen	0	Improvements 68,680	52,723		5,799	Penalty	0																																															
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-89.00																																														
TIF Project ID	0	Total Value 118,352	79,025		8,692	Total Taxable	7,692	766.00																																														
<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660027456	KELSEY, PAUL G & BARBARA A	94	114,928	1000	7,440	741.00																																															
2024	2024-660027456	KELSEY, PAUL G & BARBARA A	94	106,283	1000	7,194	769.00																																															
2023	2023-660027456	KELSEY, PAUL G & BARBARA A	94	96,484	1000	6,955	758.00																																															
2022	2022-660027456	KELSEY, PAUL G & BARBARA A	94	94,937	1000	6,724	741.00																																															
2021	2021-660027456	KELSEY, PAUL G & BARBARA A	94	86,836	1000	6,499	693.00																																															
2020	2020-660027456	KELSEY, PAUL G & BARBARA A	94	81,817	1000	6,280	667.00																																															
2019	2019-660027456	KELSEY, PAUL G & BARBARA A	94	73,392	1000	6,068	635.00																																															
2018	2018-660027456	KELSEY, PAUL G & BARBARA A	94	77,506	1000	5,862	620.00																																															
2017	2017-660027456	KELSEY, PAUL G & BARBARA A	94	76,978	1000	5,662	592.00																																															
2016	2016-660027456	KELSEY, PAUL G & BARBARA A	94	76,141	1000	5,468	570.00																																															
2015	2015-660027456	KELSEY, PAUL G & BARBARA A	94	77,117	1000	5,280	563.00																																															
2014	2014-660027456	KELSEY, PAUL G & BARBARA A	94	74,894	1000	5,097	531.00																																															
2013	2013-660027456	KELSEY, PAUL G & BARBARA A	94	72,346	1000	4,920	505.00																																															



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:10:24  
Page 2

Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	2.5	
Non-Ag Acres	2.5612	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	111,567.00 x .45 = 49,672	
Factor Value		
Adjustments	1.0000	
Lot Value	49,672	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	895 / 895
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	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1945 / 71

\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1; 12/9/2020	
---	--

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	80,588	90.04	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	30,185		
Lot Value	49,672		
Indicated Value	79,857	89.23	Per SqFt
Agland Value			
Site Improvements	38,495		
Total Value	118,352	132.24	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.33	Total Misc Impr	+	15,470			
Roofing Adj	+ 4.45	Garage Cost	+				
Subfloor Adj	+ 2.56	Total RCN	=	125,770			
Heat/Cool Adj	+ 10.30	Depreciation ( 76%)	-	95,585			
Plumbing Adj	+ 5.60	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	30,185			
Adj Base Cost	= 123.24	Lot Value	+	49,672			
Total Area	x 895	Indicated Value	=	79,857			
Adjusted Cost	= 110,300	Value Per SqFt		89.23			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	66511	5x5		25	21.21		530
PATO	SLAB PORCH - OPEN	66512	9x6		54	10.24		553
EPSW	ENCLOSED PORCH - SOLID WALL	66513	20x9		180	54.50		9,810
FPR1	Fireplace - Residential 1 Story			1	1	4,576.55		4,577



# Rogers

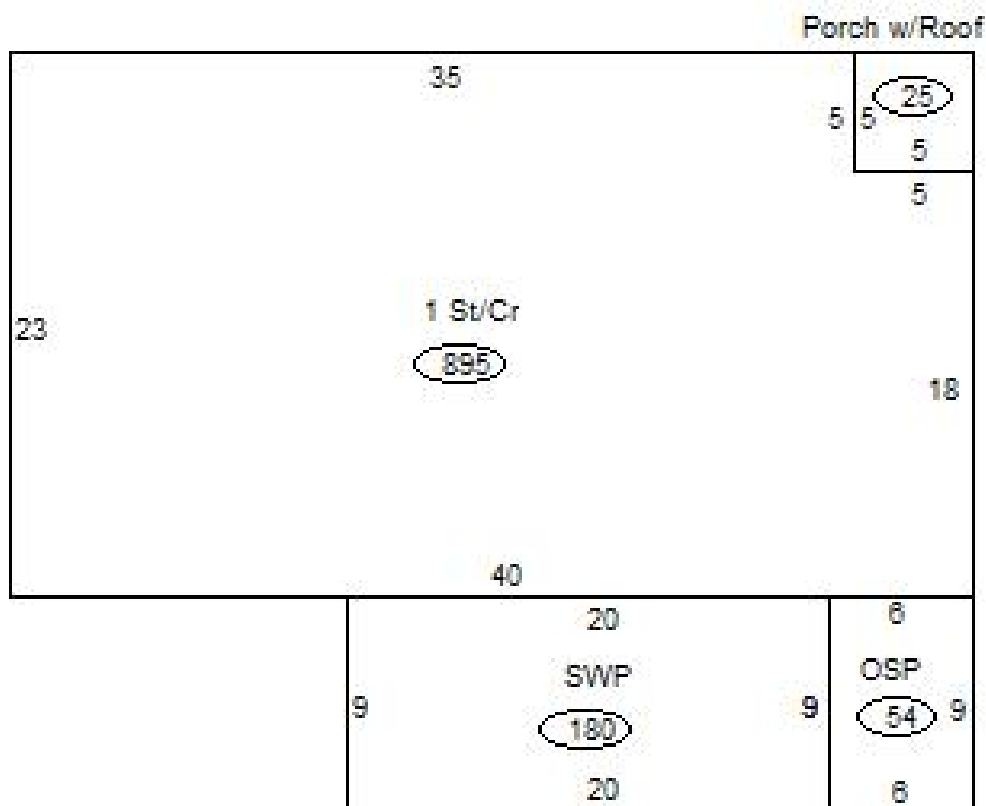
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 23:10:24  
 Page 3

### Sketch Image

660027456



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	895	1.000	895
2	M	PRCH		13	SLBC	25	1.000	25
3	M	PATO		13	Open Slab	54	1.000	54
4	M	EPSW		13	EPSW	180	1.000	180
<b>Total Building Area</b>						895		895



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 23:10:24  
 Page 4

660027456

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x50x12	Concrete	Formed Metal	2,000
	Qual	3	Cond 3	Year 2005	Eff Age 16	
	<b>Valuation Summary</b> Base Cost (27.69 x 2,000) 55,380		<b>Modifier Total</b>	<b>RCN</b> 55,380	<b>Depr (37% Phys/ % Func)</b> 20,491	<b>RCNLD</b> 34,889
	BNGP	BARN	20x40x10	Dirt	Formed Metal	800
	Qual	3	Cond 3	Year 290	Eff Age 1302	
	<b>Valuation Summary</b> Base Cost (22.54 x 800) 18,032		<b>Modifier Total</b>	<b>RCN</b> 18,032	<b>Depr (80% Phys/ % Func)</b> 14,426	<b>RCNLD</b> 3,606