



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 660027542 Parcel ID 000000-00-0-00654-001-0016 Cadastral ID 31-23-17-03630 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 330458 LAKEVIEW 360 LLC 7450 S 4200 RD CHELSEA OK 74016-0000 Parcel Location Situs 16295 E RAWHIDE LN Subdivision RAWHIDE ACRES Lot/Block 0016 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 23 / 17 / 5 Neighborhood 1097 - R-V02-NE FOYIL School District S007 - FOYIL SCHOOLS																																		
Legal Description Lot/Long: 36.43668310 -95.53956479																																		
Building Permits					\\tsclient\C\Users\Randy Necessary\Pictures\2020-11-02\IMG_004 11/4/2020																													
Exemptions					Sale History																													
LOT 16 BLOCK 1 RAWHIDE ACRES					<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>WILMINGTON SAVINGS FUND SOCIET</td> <td>03/17/2020</td> <td></td> <td>26,500 3</td> </tr> <tr> <td>/</td> <td>VANN, HAZEL J</td> <td>08/28/2019</td> <td></td> <td>0 10</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	/	WILMINGTON SAVINGS FUND SOCIET	03/17/2020		26,500 3	/	VANN, HAZEL J	08/28/2019		0 10										
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Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax																									
Remove Cap	2021		Land Value	23,817	19,354	11%	2,129	Assessed	6,493 660.08																									
Year Frozen	0		Improvements	39,668	39,668		4,364	Penalty	0																									
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0 0.00																									
TIF Project ID	0		Total Value	63,485	59,022		6,493	Total Taxable	6,493 660.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660027542	LAKEVIEW 360 LLC			70	64,515	0	6,183	628.00																									
2024	2024-660027542	LAKEVIEW 360 LLC			70	65,046	0	5,889	614.00																									
2023	2023-660027542	LAKEVIEW 360 LLC			70	50,987	0	5,609	585.00																									
2022	2022-660027542	LAKEVIEW 360 LLC			70	48,570	0	5,343	559.00																									
2021	2021-660027542	LAKEVIEW 360 LLC			70	56,181	0	6,180	629.00																									
2020	2020-660027542	LAKEVIEW 360 LLC			70	51,933	0	5,713	604.00																									
2019	2019-660027542	WILMINGTON SAVINGS FUND SOCIETY			70	50,082	5509		91.00																									
2018	2018-660027542	VANN, HAZEL J			70	52,935	5493		88.00																									
2017	2017-660027542	VANN, HAZEL J			70	52,458	5334		89.00																									
2016	2016-660027542	VANN, HAZEL J			70	48,434	5178		88.00																									
2015	2015-660027542	VANN, HAZEL J			70	45,705	5027		84.00																									
2014	2014-660027542	VANN, HAZEL J			70	58,393	6423		109.00																									
2013	2013-660027542	VANN, HAZEL J			70	58,268	6410		102.00																									



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Lot Data		Square-Foot - NBHD 1097 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	1				
Non-Ag Acres	1.187				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0	0		
Method	Square-Foot				
Base Lot Value	51,706.00 x .46 = 23,817				
Factor Value					
Adjustments	1.0000				
Lot Value	23,817				
Residential Data					
Type				\\tsclient\C\TOMS PC PICS\2016-12-19 12-15-2016\12-15-2016 01 12/19/2016	
Condition	-			GRM Approach	
Quality	-			GRM Code	
Architecture				Gross Rent 0.00	
Style				Indicated Value	
Exterior Wall				Multiple Regression	
Base/Total Area /				MRA Code	
Style				Adusted R	
HVAC				Indicated Value	
Roof Cover				Direct Comparables	
Area on Slab				Selection Model A Adam Test	
Fixture/RghIn /				Adjustment Model 1 2022 Residential	
Bed/F/H Bath / /				Comparables	
Basement Area				Indicated Value	
Garage Type				Value Reconciliation	
Remodel				Selected Approach Cost Approach	
Year/Eff Age /				Improvements	
Cost Approach		Manual : 01/2025		Lot Value 23,817	
Base Cost	0.00	Total Misc Impr	+ 0	Indicated Value 23,817 0.00 Per SqFt	
Roofing Adj	+ 0.00	Garage Cost	+ 0	Agland Value	
Subfloor Adj	+ 0.00	Total RCN	= 0	Site Improvements 2,614	
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0	Total Value 26,431 0.00 Total Value Per SqFt	
Plumbing Adj	+ 0.00	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 0		
Adj Base Cost	= 0.00	Lot Value	+ 23,817		
Total Area	x	Indicated Value	= 23,817		
Adjusted Cost	= 0	Value Per SqFt	0.00		

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER		1	2012	1	0.00	



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	20x24x8	Concrete	Composition Shingle	480
	Qual	3	Cond 3	Year 1990	Eff Age 27	
Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ % Func)		RCNLD
Base Cost (18.78 x 480)		9,014		9,014 6,400		2,614



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 56 x 28
Condition	3 - Average
Quality	3 - Average
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,568 / 1,568
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2001 / 19

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression
MRA Code
Adusted R
Indicated Value

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	33.51	Total Misc Impr	+	0			
Roofing Adj	+ 2.62	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	71,642			
Heat/Cool Adj	+ 2.77	Depreciation (51%)	-	36,537			
Plumbing Adj	+ 6.79	Lump Sums	+	1,949			
Basement Adj	+ 0.00	RCNLD	=	37,054			
Adj Base Cost	= 45.69	Lot Value	+				
Total Area	x 1,568	Indicated Value	=	37,054			
Adjusted Cost	= 71,642	Value Per SqFt		23.63			

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	37,054
Lot Value	
Indicated Value	37,054
Agland Value	23.63 Per SqFt
Site Improvements	
Total Value	37,054
	23.63 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	132667	14x9		126	25.78	40%	1,949



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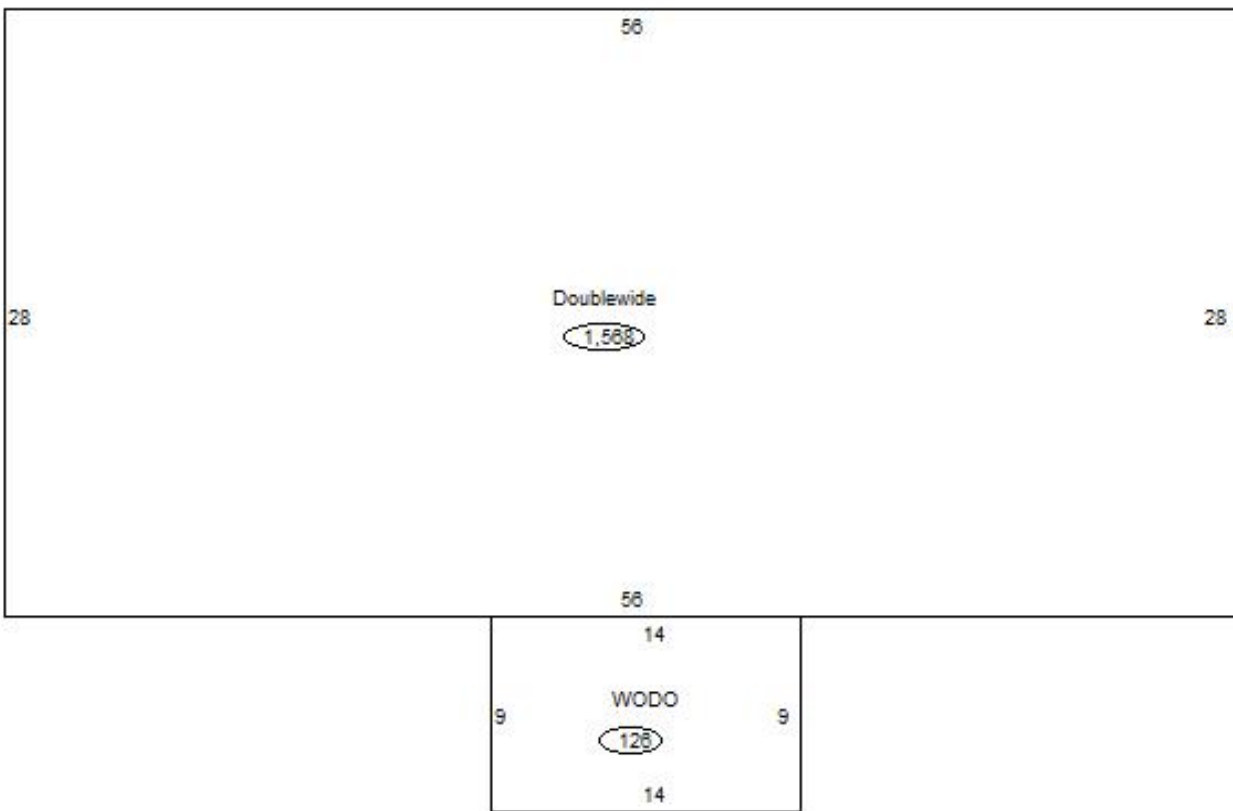
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	1,568	1.000	1,568
2	M	WODO		10	WODO	126	1.000	126
Total Building Area						1,568		1,568