



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	660032166																		
Parcel ID	24N17E-36-4-00000-000-0000																		
Cadastral ID	36-24-17-00310																		
Property Type	REAL - Real Property																		
Property Class	RA	VI Area	2																
Tax Area	14 - CHELSEA RURAL																		
Name ID	298848																		
ARMSTRONG, TOM L &																			
TERESA																			
6751 S HWY 66																			
CHELSEA OK 74016-0000																			
Parcel Location					\\tsclient\C\Users\Randy Necessary\Pictures\2020-08-12\IMG_0111 8/13/2020														
Situs	06751 S HWY 66																		
Subdivision																			
Lot/Block	/	Parcel Size	27.4 - Acres																
Sec/Twn/Rng	36 / 24 / 17 / 4																		
Neighborhood	4060 - CHELSEA																		
School District	S003 - CHELSEA SCHOOLS																		
Legal Description					Building Permits														
Lat/Long: 36.51399705 -95.44378536																			
TR IN SW & SE BEG; 2348.3' W & 660' S NE/C SE, E 449', S 1262.07', W 449', N 55-46-21 W 980.38' TO E ROW/L HWY 66, NELY ALG E ROW/L 845.50', E 326.50' TO POB					<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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					1975/250	MEADOW, DARRELL & CAROLYN	08/25/2008	325,000	YES										
					1125/16	JOHNSTON, JAMES R	08/04/1998	23,500	No										
					763/686			20,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax										
Remove Cap	2009	Land Value	4,685	4,685	11%	515	Assessed	31,108	2,574.19										
Year Frozen	0	Improvements	302,098	278,115		30,593	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	306,783	282,800		31,108	Total Taxable	31,108	2,574.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660032166	ARMSTRONG, TOM L &			14	280,584	0	30,202	2,499.00										
2024	2024-660032166	ARMSTRONG, TOM L &			14	272,029	0	29,322	2,475.00										
2023	2023-660032166	ARMSTRONG, TOM L &			14	268,735	0	28,468	2,427.00										
2022	2022-660032166	ARMSTRONG, TOM L &			14	255,261	0	27,639	2,339.00										
2021	2021-660032166	ARMSTRONG, TOM L &			14	243,948	0	26,834	2,274.00										
2020	2020-660032166	ARMSTRONG, TOM L &			14	244,144	0	26,595	2,256.00										
2019	2019-660032166	ARMSTRONG, TOM L &			14	234,735	0	25,821	2,218.00										
2018	2018-660032166	ARMSTRONG, TOM L &			14	242,261	0	25,810	2,205.00										
2017	2017-660032166	ARMSTRONG, TOM L &			14	239,388	0	25,058	2,149.00										
2016	2016-660032166	ARMSTRONG, TOM L &			14	231,894	0	24,328	2,120.00										
2015	2015-660032166	ARMSTRONG, TOM L &			14	224,283	0	23,620	2,034.00										
2014	2014-660032166	ARMSTRONG, TOM L &			14	228,732	0	22,932	2,043.00										
2013	2013-660032166	ARMSTRONG, TOM L &			14	215,270	0	22,264	1,975.00										



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Lot Data	Units-Buildable - CHELSEA (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,457 / 2,457
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	480 Attached Garage - Finished
Remodel	
Year/Eff Age	1992 / 26

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GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	259,509		
Lot Value			
Indicated Value	259,509	105.62	Per SqFt
Agland Value	4,685		
Site Improvements	42,589		
Total Value	306,783	124.86	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	101.62	Total Misc Impr	+	39,720
Roofing Adj	+ 4.82	Garage Cost	+	23,656
Subfloor Adj	+ 0.00	Total RCN	=	381,631
Heat/Cool Adj	+ 14.18	Depreciation (32%)	-	122,122
Plumbing Adj	+ 8.91	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	259,509
Adj Base Cost	= 129.53	Lot Value	+	
Total Area	x 2,457	Indicated Value	=	259,509
Adjusted Cost	= 318,255	Value Per SqFt		105.62

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,301.04		6,301
EPSW	ENCLOSED PORCH - SOLID WALL	76908	27x12		324	73.18		23,710
PRCH	SLAB PORCH - COVERED	76909	50x7		350	27.74		9,709



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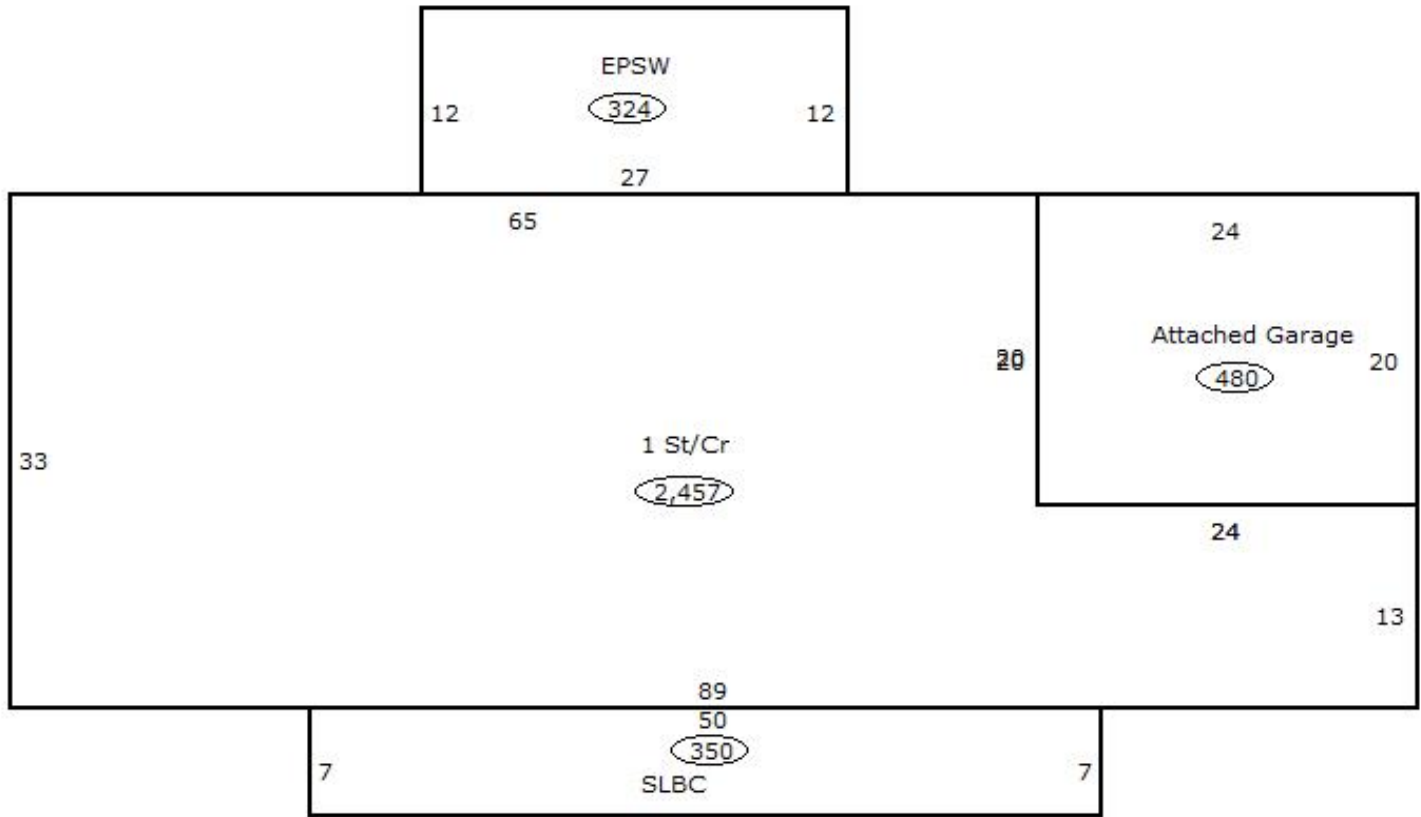
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,457	1.000	2,457
2	G	1		13	Attached Garage	480	1.000	480
3	M	EPSW		13	EPSW	324	1.000	324
4	M	PRCH		13	SLBC	350	1.000	350
Total Building Area						2,457		2,457



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Outbuildings/Site Improvements

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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	12x24x6	Dirt	Formed Metal	288
	Qual 3	Cond 3	Year 2018	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 288)	1,964		1,964	550	1,414
	SPLG	Swimming Pool -Vinyl	0x0x0			498
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
	Base Cost (51.85 x 498)	25,821		25,821	13,943	11,878
	SHDS	Shed - Small	12x16x6	Plank	Composition Shingle	192
	Qual 3.5	Cond 3	Year 2008	Eff Age 14		
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (23.70 x 192)	4,550		4,550	2,230	2,320
	LOAF	Loafing Shed	80x26x8	Dirt	Formed Metal	2,080
	Qual 3	Cond 3	Year 2005	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 2,080)	14,186		14,186	7,377	6,809
	LOAF	Loafing Shed	20x10x6	Dirt	Formed Metal	200
	Qual 3	Cond 3.5	Year 2005	Eff Age 15		
	Valuation Summary		Modifier Total	RCN	Depr (51% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 200)	1,364		1,364	696	668
	UTIL	Shop Building	40x30x8	Concrete	Formed Metal	1,200
	Qual 3	Cond 3.5	Year 1995	Eff Age 21		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (30.80 x 1,200)	36,960		36,960	18,480	18,480
	CPAT	Carport - Attached	20x30x8	Dirt	Formed Metal	600
	Qual 3	Cond 3	Year 1995	Eff Age 23		
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (6.80 x 600)	4,080		4,080	3,060	1,020



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60		0	12.000	144	144	1,728	1,728
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	15.400	192	192	2,957	2,957
NTV PST Totals						27.400			4,685	4,685
Total Agland						27.400			4,685	4,685