



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:04:53
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660054005 Parcel ID 23N17E-36-1-00000-000-0000 Cadastral ID 36-23-17-01520 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 223404 ROSS, TIM & KRISTY 12354 S 4250 RD CHELSEA OK 74016-0000					<p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0069 (1).JPG 12/28/2020</p>																																																																																																																				
Parcel Location Situs 12354 S 4250 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 36 / 23 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.43363795 -95.43672359					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>R5</td> <td>R5-ROLL NEW SHPF PER V5/JLB</td> <td>01/2005</td> <td>01/2005</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R5	R5-ROLL NEW SHPF PER V5/JLB	01/2005	01/2005																																																																																																							
Number	Description	Opened	Closed	Amount																																																																																																																					
R5	R5-ROLL NEW SHPF PER V5/JLB	01/2005	01/2005																																																																																																																						
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>911/448</td> <td>RAMSEY, LAVONDA</td> <td>04/13/1993</td> <td>0</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	911/448	RAMSEY, LAVONDA	04/13/1993	0	No																																																																																												
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
911/448	RAMSEY, LAVONDA	04/13/1993	0	No																																																																																																																					
Parcel Valuation <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>95.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 180</td> <td>180</td> <td>11%</td> <td>20</td> <td>Assessed</td> <td>22,484</td> <td>2,152.62</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 230,215</td> <td>204,221</td> <td></td> <td>22,464</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>-83.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 230,395</td> <td>204,401</td> <td></td> <td>22,484</td> <td>Total Taxable</td> <td>21,484</td> <td>2,070.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax	Remove Cap	0	Land Value 180	180	11%	20	Assessed	22,484	2,152.62	Year Frozen	0	Improvements 230,215	204,221		22,464	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-83.00	TIF Project ID	0	Total Value 230,395	204,401		22,484	Total Taxable	21,484	2,070.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax																																																																																																																	
Remove Cap	0	Land Value 180	180	11%	20	Assessed	22,484	2,152.62																																																																																																																	
Year Frozen	0	Improvements 230,215	204,221		22,464	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-83.00																																																																																																																	
TIF Project ID	0	Total Value 230,395	204,401		22,484	Total Taxable	21,484	2,070.00																																																																																																																	
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660054005</td><td>ROSS, TIM &</td><td>71</td><td>220,312</td><td>1000</td><td>20,830</td><td>2,008.00</td></tr> <tr><td>2024</td><td>2024-660054005</td><td>ROSS, TIM &</td><td>71</td><td>224,540</td><td>1000</td><td>20,194</td><td>1,984.00</td></tr> <tr><td>2023</td><td>2023-660054005</td><td>ROSS, TIM &</td><td>71</td><td>194,077</td><td>1000</td><td>19,576</td><td>1,944.00</td></tr> <tr><td>2022</td><td>2022-660054005</td><td>ROSS, TIM &</td><td>71</td><td>188,287</td><td>1000</td><td>18,977</td><td>1,896.00</td></tr> <tr><td>2021</td><td>2021-660054005</td><td>ROSS, TIM &</td><td>71</td><td>176,320</td><td>1000</td><td>18,395</td><td>1,851.00</td></tr> <tr><td>2020</td><td>2020-660054005</td><td>ROSS, TIM &</td><td>71</td><td>177,011</td><td>1000</td><td>18,326</td><td>1,863.00</td></tr> <tr><td>2019</td><td>2019-660054005</td><td>ROSS, TIM &</td><td>71</td><td>170,569</td><td>1000</td><td>17,763</td><td>1,836.00</td></tr> <tr><td>2018</td><td>2018-660054005</td><td>ROSS, TIM &</td><td>71</td><td>175,737</td><td>1000</td><td>17,956</td><td>1,838.00</td></tr> <tr><td>2017</td><td>2017-660054005</td><td>ROSS, TIM &</td><td>71</td><td>174,098</td><td>1000</td><td>17,404</td><td>1,799.00</td></tr> <tr><td>2016</td><td>2016-660054005</td><td>ROSS, TIM &</td><td>71</td><td>169,939</td><td>1000</td><td>16,868</td><td>1,772.00</td></tr> <tr><td>2015</td><td>2015-660054005</td><td>ROSS, TIM &</td><td>71</td><td>164,276</td><td>1000</td><td>16,347</td><td>1,697.00</td></tr> <tr><td>2014</td><td>2014-660054005</td><td>ROSS, TIM &</td><td>71</td><td>167,440</td><td>1000</td><td>15,842</td><td>1,696.00</td></tr> <tr><td>2013</td><td>2013-660054005</td><td>ROSS, TIM &</td><td>71</td><td>159,320</td><td>1000</td><td>15,352</td><td>1,622.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660054005	ROSS, TIM &	71	220,312	1000	20,830	2,008.00	2024	2024-660054005	ROSS, TIM &	71	224,540	1000	20,194	1,984.00	2023	2023-660054005	ROSS, TIM &	71	194,077	1000	19,576	1,944.00	2022	2022-660054005	ROSS, TIM &	71	188,287	1000	18,977	1,896.00	2021	2021-660054005	ROSS, TIM &	71	176,320	1000	18,395	1,851.00	2020	2020-660054005	ROSS, TIM &	71	177,011	1000	18,326	1,863.00	2019	2019-660054005	ROSS, TIM &	71	170,569	1000	17,763	1,836.00	2018	2018-660054005	ROSS, TIM &	71	175,737	1000	17,956	1,838.00	2017	2017-660054005	ROSS, TIM &	71	174,098	1000	17,404	1,799.00	2016	2016-660054005	ROSS, TIM &	71	169,939	1000	16,868	1,772.00	2015	2015-660054005	ROSS, TIM &	71	164,276	1000	16,347	1,697.00	2014	2014-660054005	ROSS, TIM &	71	167,440	1000	15,842	1,696.00	2013	2013-660054005	ROSS, TIM &	71	159,320	1000	15,352	1,622.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660054005	ROSS, TIM &	71	220,312	1000	20,830	2,008.00																																																																																																																		
2024	2024-660054005	ROSS, TIM &	71	224,540	1000	20,194	1,984.00																																																																																																																		
2023	2023-660054005	ROSS, TIM &	71	194,077	1000	19,576	1,944.00																																																																																																																		
2022	2022-660054005	ROSS, TIM &	71	188,287	1000	18,977	1,896.00																																																																																																																		
2021	2021-660054005	ROSS, TIM &	71	176,320	1000	18,395	1,851.00																																																																																																																		
2020	2020-660054005	ROSS, TIM &	71	177,011	1000	18,326	1,863.00																																																																																																																		
2019	2019-660054005	ROSS, TIM &	71	170,569	1000	17,763	1,836.00																																																																																																																		
2018	2018-660054005	ROSS, TIM &	71	175,737	1000	17,956	1,838.00																																																																																																																		
2017	2017-660054005	ROSS, TIM &	71	174,098	1000	17,404	1,799.00																																																																																																																		
2016	2016-660054005	ROSS, TIM &	71	169,939	1000	16,868	1,772.00																																																																																																																		
2015	2015-660054005	ROSS, TIM &	71	164,276	1000	16,347	1,697.00																																																																																																																		
2014	2014-660054005	ROSS, TIM &	71	167,440	1000	15,842	1,696.00																																																																																																																		
2013	2013-660054005	ROSS, TIM &	71	159,320	1000	15,352	1,622.00																																																																																																																		



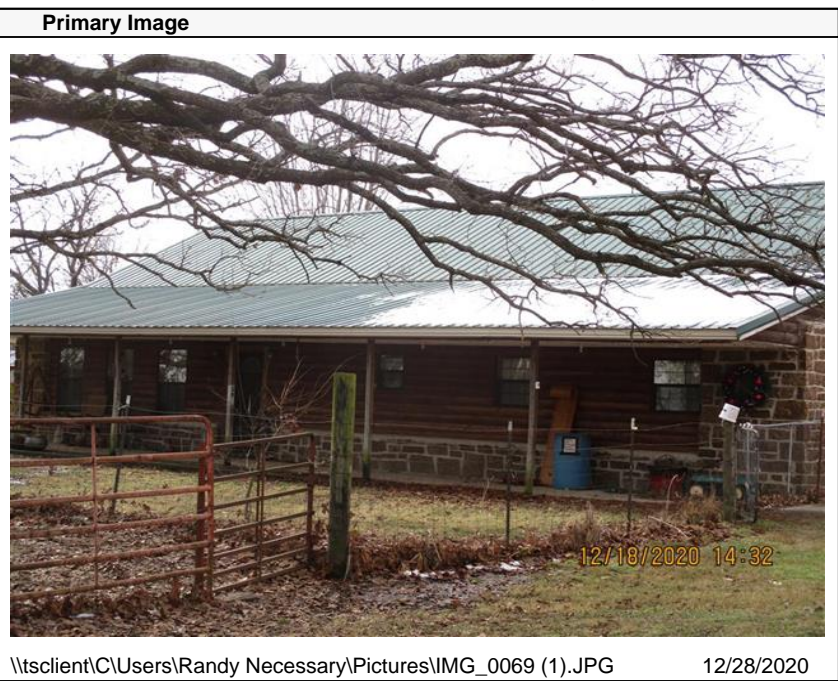
Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:04:53
 Page 2

Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
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	



\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0069 (1).JPG 12/28/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	25% Frame, Siding, Wood 75% Veneer, Stone
Base/Total Area	2,400 / 2,400
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1996 / 23

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	185,409		
Lot Value			
Indicated Value	185,409	77.25	Per SqFt
Agland Value	180		
Site Improvements	44,806		
Total Value	230,395	96.00	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	85.55	Total Misc Impr	+ 21,010
Roofing Adj	+ 3.43	Garage Cost	+ 21,010
Subfloor Adj	+ 2.01	Total RCN	= 276,730
Heat/Cool Adj	+ 10.30	Depreciation (33%)	- 91,321
Plumbing Adj	+ 5.26	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 185,409
Adj Base Cost	= 106.55	Lot Value	+ 185,409
Total Area	x 2,400	Indicated Value	= 185,409
Adjusted Cost	= 255,720	Value Per SqFt	77.25

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	78204	1100		1,100	19.10		21,010



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

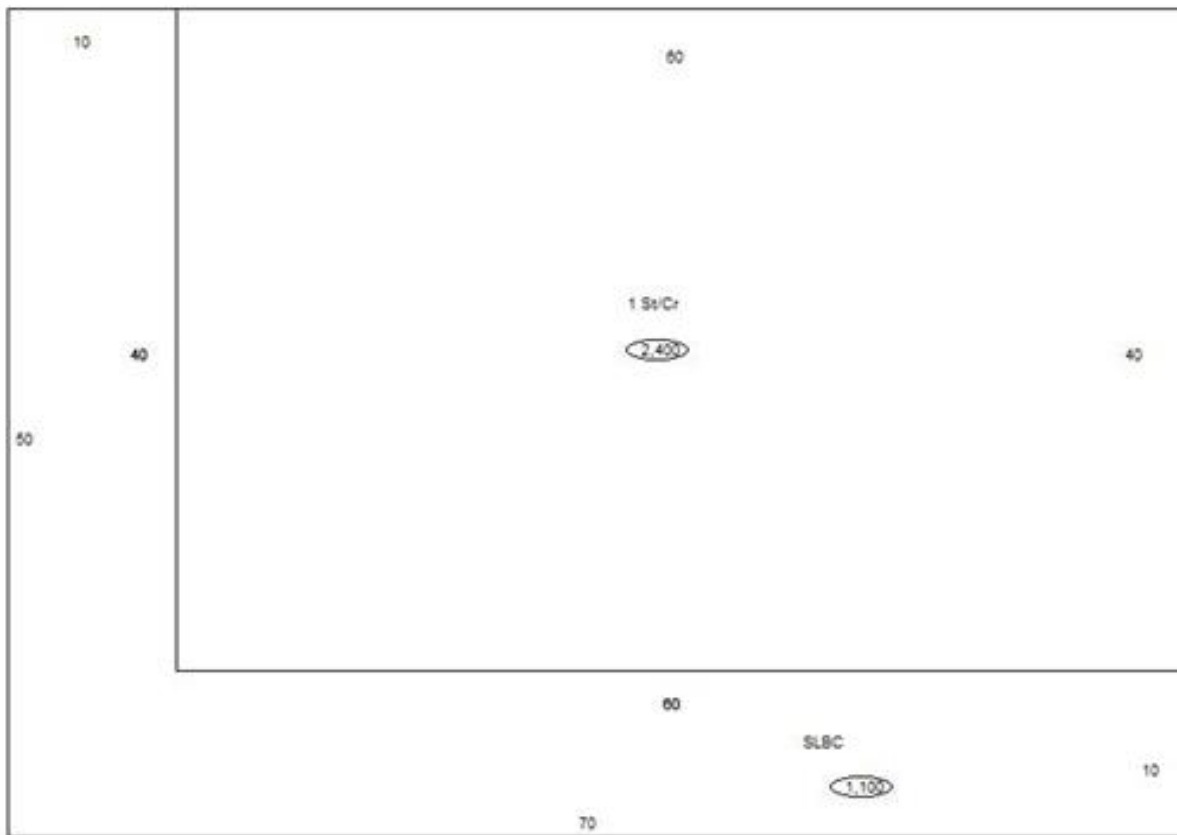
Date 04/17/2026

Time 06:04:53

Page 3

Sketch Image

660054005



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	2,400	1.000	2,400
2	M	PRCH		10	SLBC	1,100	1.000	1,100
Total Building Area						2,400		2,400



Rogers




Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:04:53
 Page 4

660054005

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x50x14	Concrete	Formed Metal	1,500
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)
Base Cost (30.06 x 1,500)		45,090		45,090	6,764	38,326
	LNT0	LEAN-TO	20x20x8	Dirt	Formed Metal	400
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total		RCN	Depr (43% Phys/ % Func)
Base Cost (9.55 x 400)		3,820		3,820	1,643	2,177
	EQSH	Equipment Shed	20x24x8	Dirt	Galvanized Metal	480
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total		RCN	Depr (55% Phys/ % Func)
Base Cost (19.92 x 480)		9,562		9,562	5,259	4,303



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 06:04:53
Page 5

Agland Inventory

660054005

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HC	HECTOR STONY SANDY LOAM	TMBR	20			5.000	36	36	180	180
TMBR Totals						5.000			180	180
Total Agland						5.000			180	180