



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	660062336													
Parcel ID	000000-00-0-30015-001-0001													
Cadastral ID	25-24-17-05740													
Property Type	REAL - Real Property													
Property Class	INDA	VI Area	2											
Tax Area	29 - CHELSEA OT													
Name ID	6034													
CHELSEA GAS AUTHORITY														
635 OLIVE CHELSEA OK 74016-0000														
Parcel Location														
Situs	21601 E 340 RD													
Subdivision	CHELSEA IND PK													
Lot/Block	0001 / 0001	Parcel Size	4.779 - Acres											
Sec/Twn/Rng	25 / 24 / 17 / 5													
Neighborhood	5001 - TASC 2016													
School District	S003 - CHELSEA SCHOOLS													
REVAL 2021 3/9/2020														
Legal Description Lat/Long: 36.52563362 -95.44064987														
Building Permits														
LOT 1 CHELSEA IND PK														
<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					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax						
Remove Cap	0	Land Value 118,729	0	11%	0	Assessed	0	0.00						
Year Frozen	0	Improvements 942,878	0		0	Penalty	0							
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00						
TIF Project ID	0	Total Value 1,061,607	0		0	Total Taxable	0	0.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660062336	CHELSEA GAS AUTHORITY	29	1,184,768	0		.00							
2024	2024-660062336	CHELSEA GAS AUTHORITY	29	531,580	0		.00							
2023	2023-660062336	CHELSEA GAS AUTHORITY	29	827,953	0		.00							
2022	2022-660062336	CHELSEA GAS AUTHORITY	29	827,953	0		.00							
2021	2021-660062336	CHELSEA GAS AUTHORITY	29	827,953	0		.00							
2020	2020-660062336	CHELSEA GAS AUTHORITY	29	868,836	0		.00							
2019	2019-660062336	CHELSEA GAS AUTHORITY	29	868,836	0		.00							
2018	2018-660062336	CHELSEA GAS AUTHORITY	29	880,654	0		.00							
2017	2017-660062336	CHELSEA GAS AUTHORITY	29	880,654	0		.00							
2016	2016-660062336	CHELSEA GAS AUTHORITY	29	880,654	0		.00							
2015	2015-660062336	CHELSEA GAS AUTHORITY	29	354,249	0		.00							
2014	2014-660062336	CHELSEA GAS AUTHORITY	29	354,249	0		.00							
2013	2013-660062336	CHELSEA GAS AUTHORITY	29	354,249	0		.00							



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	4.779		
Non-Ag Acres	4.788		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	208,545.00 x .57 = 118,729		
Factor Value	0		
Adjustments			
Lot Value	118,729		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	924792
Total Building Area	30,096	Image Date	3/9/2020
Total Base Value	2,416,107	Name	IMG_0074.JPG
Modifier Value		Description	REVAL 2021
Misc Improvements			
Replacement Cost New	2,416,107		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	942,282		
Economic Depreciation			
RCNLD (All Sources)	942,282		
Depreciated Improvements			
Outbuilding Value	596		
Total Improvement Value	942,878		
Land Value	118,729		
Cost Approach Value	1,061,607 35.27/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	596
Miscellaneous Income		Land Value	118,729
Effective Gross Income (EGI)		Total Appraised Value	1,061,607 35.27/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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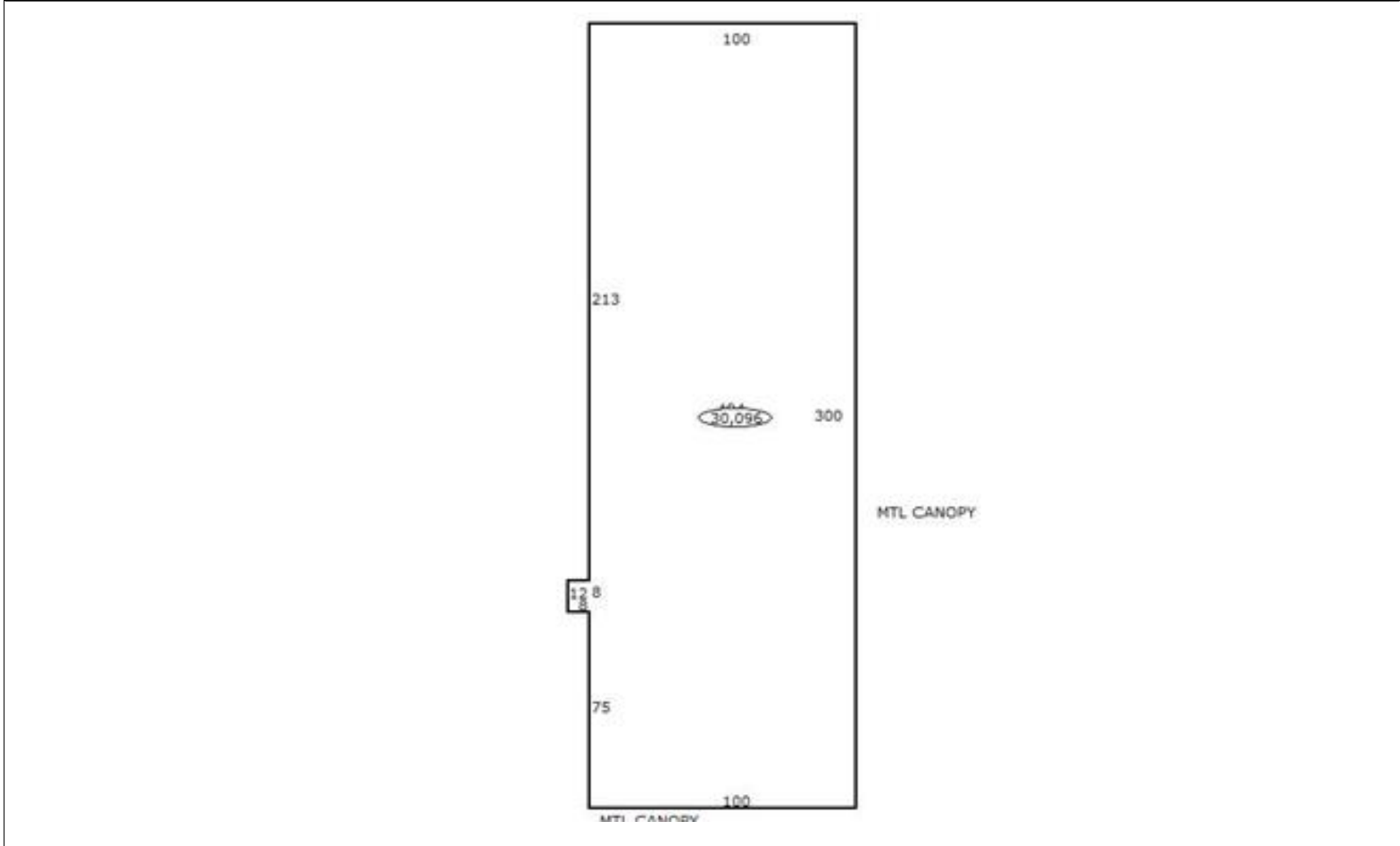
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	494		50	494	30,096	1.000	30,096
2	N	0		50	MTL CANOPY		0.000	
3	N	0		50	MTL CANOPY		0.000	
Total Building Area						30,096		30,096



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Account 660062336
Parcel ID 000000-00-0-30015-001-0001
Cadastral ID 25-24-17-05740

Tax Area Code 29
Property Class INDA
Owners Name CHELSEA GAS AUTHORITY

Building Data

Building ID 572
Building Sequence 1
Occupancy 1 494 Industrials, Light Mftg. 100%
Occupancy 2
Occupancy 3
Total Floor Area 30,096
Average Perimeter 816
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1985
Effective Age 27
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 7 - Package Unit
Roof Type Gable
Roof Cover

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 55.58
Wall Cost 7.22
HVAC Cost 17.48
Basement Cost 0.00
Total Base Cost 80.28
Total Area 30,096
Base RCN 2,416,107
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 2,416,107
Physical Depreciation 61%
Functional Depreciation
Total Depreciation 61% (1,473,825)
Total RCNLD 942,282
Lump Sums
Total Building Value 942,282 \$ 31.31 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	ALUM CANOPY 8*10	0x0x0			784
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 784)			784 478	306
	FLV	ALUM CANOPY 8*10	0x0x0			744
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 744)			744 454	290
Total Site Improvement Value						596