




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:36:45  
Page 1

Assessment Data					Primary Image																																																	
<b>Account</b> 660067965 <b>Parcel ID</b> 000000-00-0-30010-038-0006 <b>Cadastral ID</b> 30-24-18-03050 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UCP VI Area 2 <b>Tax Area</b> 29 - CHELSEA OT <b>Name ID</b> 313743 MMS-PAYNE CHELSEA LLC  102 W 5TH ST CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00601 VINE ST <b>Subdivision</b> CHELSEA O T <b>Lot/Block</b> 0006 / 0038 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 30 / 24 / 18 / 5 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S003 - CHELSEA SCHOOLS																																																						
<b>Legal Description</b> Lot/Long: 36.53609504 -95.43394297																																																						
<b>Building Permits</b>					REVAL 2021 8/26/2020																																																	
<b>Legal Description</b> LOT 6 LESS NLY 70', WLY 25' THEREOF BLOCK 38 CHELSEA OT					<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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<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>																																													
					2437/289	PAYNE, RYAN D	10/27/2014	0	4																																													
					2436/163	MMS-PAYNE INC	10/20/2014	0	4																																													
					2359/162	601 VINE LLC	09/30/2013	215,000	4																																													
					2062/599	SMITH, JAMES T & LUCINDA	10/05/2009	0	4																																													
					1219/59	CHELSEA CHURCH OF THE-NAZARET	03/15/2000	25,000	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>82.750</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2001</td> <td>Land Value 17,061</td> <td>17,061</td> <td>11%</td> <td>1,877</td> <td>Assessed</td> <td>17,263</td> <td>1,428.51</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 295,564</td> <td>139,876</td> <td> </td> <td>15,386</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>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 312,625</td> <td>156,937</td> <td> </td> <td>17,263</td> <td>Total Taxable</td> <td>17,263</td> <td>1,429.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	Remove Cap	2001	Land Value 17,061	17,061	11%	1,877	Assessed	17,263	1,428.51	Year Frozen	0	Improvements 295,564	139,876		15,386	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 312,625	156,937		17,263	Total Taxable	17,263	1,429.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660067965	MMS-PAYNE CHELSEA LLC	29	328,637	0	16,441	1,360.00																																															
2024	2024-660067965	MMS-PAYNE CHELSEA LLC	29	142,347	0	15,658	1,322.00																																															
2023	2023-660067965	MMS-PAYNE CHELSEA LLC	29	264,129	0	22,779	1,942.00																																															
2022	2022-660067965	MMS-PAYNE CHELSEA LLC	29	238,548	0	21,695	1,836.00																																															
2021	2021-660067965	MMS-PAYNE CHELSEA LLC	29	289,629	0	20,661	1,751.00																																															
2020	2020-660067965	MMS-PAYNE CHELSEA LLC	29	271,146	0	19,678	1,669.00																																															
2019	2019-660067965	MMS-PAYNE CHELSEA LLC	29	270,842	0	18,740	1,609.00																																															
2018	2018-660067965	MMS-PAYNE CHELSEA LLC	29	252,291	0	17,848	1,525.00																																															
2017	2017-660067965	MMS-PAYNE CHELSEA LLC	29	252,291	0	16,999	1,458.00																																															
2016	2016-660067965	MMS-PAYNE CHELSEA LLC	29	252,291	0	16,189	1,411.00																																															
2015	2015-660067965	MMS-PAYNE CHELSEA LLC	29	140,163	0	15,418	1,328.00																																															
2014	2014-660067965	MMS-PAYNE INC	29	140,163	0	15,418	1,373.00																																															
2013	2013-660067965	MMS-PAYNE INC	29	140,163	0	15,418	1,368.00																																															



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Date 04/18/2026  
 Time 07:36:45  
 Page 2

Lot Data		Primary Image		
Lot Size	0 x 0			
Lot Count	0			
Units Buildable	13650			
Non-Ag Acres	0.313			
Topography				
Street Access				
Utilities				
Amenities	0			
	0			
Value Model	1835 COMM			
Value Method	Square-Foot			
Base Lot Value	13,649.00 x 1.25 =			17,061
Factor Value	0			
Adjustments				
Lot Value	17,061			
Cost Approach		Image Information		
Manual Date	01/2025	Image ID	937671	
Total Building Area	2,860	Image Date	8/26/2020	
Total Base Value	444,187	Name	IMG_0031 - Copy.JPG	
Modifier Value		Description	REVAL 2021	
Misc Improvements				
Replacement Cost New	444,187			
Phys/Func Depreciation Loss	()			
RCN Less Phys/Func	270,954			
Economic Depreciation				
RCNLD (All Sources)	270,954			
Depreciated Improvements				
Outbuilding Value	24,610			
Total Improvement Value	295,564			
Land Value	17,061			
Cost Approach Value	312,625	109.31/SqFt		
Income Approach		Value Reconciliation		
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach	
Vacancy & Collection Loss		Total Improvement Value	24,610	
Miscellaneous Income		Land Value	17,061	
Effective Gross Income (EGI)		Total Appraised Value	312,625 109.31/SqFt	
Total Expenses				
Net Operating Income (NOI)				
Income Capitalization Rate				
Indicated Value	0.00			



# Rogers

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Date 04/18/2026

Time 07:36:45

Page 3

### Sketch Image

660067965

FR CNPY/CS

55

52

1-1 1St 0

2,860

55

52

### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	342		13	1-1 1St 0	2,860	1.000	2,860
2	N	0		13	FR CNPY/CS		0.000	
3	N	0		13	FR CNPY/CS		0.000	
<b>Total Building Area</b>						2,860		2,860



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Time 07:36:45  
Page 4

Account 660067965  
Parcel ID 000000-00-0-30010-038-0006  
Cadastral ID 30-24-18-03050

Tax Area Code 29  
Property Class UCP  
Owners Name MMS-PAYNE CHELSEA LLC

### Building Data

Building ID 883  
Building Sequence 1  
Occupancy 1 342 Mortuary 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,860  
Average Perimeter 214  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 2000  
Effective Age 20  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 2 - Fair  
Condition 1.5 - Low  
Exterior Wall 7 - Brick, Solid  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Gable  
Roof Cover Composition

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 81.71  
Wall Cost 57.64  
HVAC Cost 15.96  
Basement Cost 0.00  
Total Base Cost 155.31  
Total Area 2,860  
Base RCN 444,187  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 444,187  
Physical Depreciation 39%  
Functional Depreciation  
Total Depreciation 39% (173,233)  
Total RCNLD 270,954  
Lump Sums  
Total Building Value 270,954 \$ 94.74 Per SqFt



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Date 04/18/2026

Time 07:36:45

Page 5

660067965

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0			3,806
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (3.05 x 3,806)		11,608	6,965	4,643
	PACN	PAVING - CONCRETE	0x0x0			386
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.90 x 386)		1,891	1,135	756
	FLV	FRAME CANOPY 5*32	0x0x0			3,400
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 3,400)		3,400	646	2,754
	FLV	CONC SLAB 5*32	0x0x0			800
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 800)		800	152	648
	FLV	FRAME CANOPY 20*36	0x0x0			15,300
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 15,300)		15,300	2,907	12,393
	FLV	CONC SLAB 20*36	0x0x0			3,600
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 3,600)		3,600	684	2,916
	FLV	SIGN W/SIGN BASE	0x0x0			500
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 500)		500		500
<b>Total Site Improvement Value</b>						<b>24,610</b>