



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 11:01:45
Page 1

Assessment Data					Primary Image									
Account	660071404				<p>660071404_001.JPG 5/10/2024</p>									
Parcel ID	000000-00-0-30010-070-0007													
Cadastral ID	30-24-18-05421													
Property Type	REAL - Real Property													
Property Class	NOP	VI Area	2											
Tax Area	29 - CHELSEA OT													
Name ID	340526													
ROCKMOOR LLC														
115 N BROADWAY INOLA OK 74036-0000														
Parcel Location														
Situs	MAPLE ST 1001-1011 ODDS													
Subdivision	CHELSEA O T													
Lot/Block	0007 / 0070	Parcel Size	5.5 - Lots											
Sec/Twn/Rng	30 / 24 / 18 / 5													
Neighborhood	5560 - NOP													
School District	S003 - CHELSEA SCHOOLS													
Legal Description Lat/Long: 36.52899437 -95.43292343														
S 50' LOT 2 & ALL OF LOTS 3 THRU 7 BLOCK 70 CHELSEA O T														
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></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					
					/	COMMONS AT CHELSEA LLC	12/30/2022	950,000	WG					
					2655/541	NEIGHBORHOOD HOUSING SERVICE:	08/23/2017	0	WB					
					2565/641	CHELSEA HOUSING ASSOCIATES	07/21/2016	0	WB					
					1129/243	BACON, ROBERT N	08/28/1998	15,000	Yes					
					1129/242	HASTINGS, TINA M	08/25/1998	0	No					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax					
Remove Cap	2023	Land Value	59,254	0	11%	0	Assessed	0	0.00					
Year Frozen	2013	Improvements	663,970	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	723,224	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	2025-660071404	ROCKMOOR LLC			29	707,714	0		.00					
2024	2024-660071404	ROCKMOOR LLC			29	755,538	0		.00					
2023	2023-660071404	ROCKMOOR LLC			29	600,206	0		.00					
2022	2022-660071404	COMMONS AT CHELSEA LLC			29	560,883	0		.00					
2021	2021-660071404	COMMONS AT CHELSEA LLC			29	560,883	0		.00					
2020	2020-660071404	COMMONS AT CHELSEA LLC			29	556,727	0		.00					
2019	2019-660071404	COMMONS AT CHELSEA LLC			29	525,576	0		.00					
2018	2018-660071404	COMMONS AT CHELSEA LLC			29	542,133	0		.00					
2017	2017-660071404	COMMONS AT CHELSEA LLC			29	537,140	0		.00					
2016	2016-660071404	NEIGHBORHOOD HOUSING SERVICES/			29		0		.00					
2015	2015-660071404	CHELSEA HOUSING ASSOCIATES			29	505,898	0	38,444	3,311.00					
2014	2014-660071404	CHELSEA HOUSING ASSOCIATES			29	521,513	0	38,444	3,425.00					
2013	2013-660071404	CHELSEA HOUSING ASSOCIATES			29	486,528	0	44,503	3,948.00					



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Lot Data	Square-Foot - NBHD 1195 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.4732 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 64,175.00 x .92 = 59,254 Factor Value Adjustments 1.0000 Lot Value 59,254		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	1,209 / 1,209
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,209
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	200 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

660071404_001.JPG	5/10/2024
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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	123,138	101.85	Per SqFt

Direct Comparables		
Selection Model	DEFAULT	DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT	DEFAULT ADJUSTMENTS TABLE
Comparables		
Indicated Value		

Cost Approach				Manual : 01/2025	
Base Cost	99.50	Total Misc Impr	+	2,361	
Roofing Adj	+ 4.26	Garage Cost	+	5,970	
Subfloor Adj	+ 0.00	Total RCN	=	158,876	
Heat/Cool Adj	+ 10.30	Depreciation (29%)	-	46,074	
Plumbing Adj	+ 10.46	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	112,802	
Adj Base Cost	= 124.52	Lot Value	+	59,254	
Total Area	x 1,209	Indicated Value	=	172,056	
Adjusted Cost	= 150,545	Value Per SqFt		142.31	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	112,802		
Lot Value	59,254		
Indicated Value	172,056	142.31	Per SqFt
Agland Value			
Site Improvements			
Total Value	172,056	142.31	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	85091	8x4		32	21.19		678
PRCH	SLAB PORCH - COVERED	85092	20x4		80	21.04		1,683



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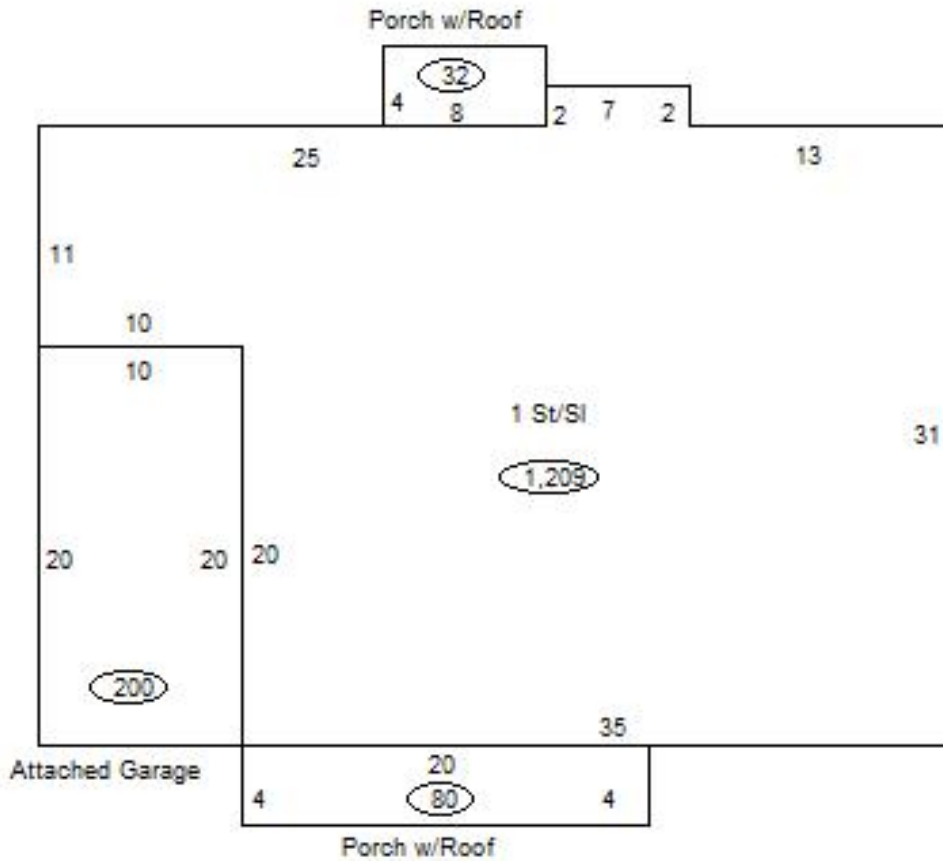
Date 04/17/2026

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Sketch Image

660071404



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,209	1.000	1,209
2	G	1		13	Attached Garage	200	1.000	200
3	M	PRCH		13	SLBC	32	1.000	32
4	M	PRCH		13	SLBC	80	1.000	80
Total Building Area						1,209		1,209



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	1,199 / 1,199
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,199
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	210 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

\\tsclient\C\Users\rln\Pictures\2020-05-07\IMG_0032.JPG		5/11/2020
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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	123,541	103.04	Per SqFt

Direct Comparables		
Selection Model	DEFAULT	DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT	DEFAULT ADJUSTMENTS TABLE
Comparables		
Indicated Value		

Cost Approach				Manual : 01/2025	
Base Cost	99.73	Total Misc Impr	+	2,361	
Roofing Adj	+ 4.27	Garage Cost	+	6,269	
Subfloor Adj	+ 0.00	Total RCN	=	158,325	
Heat/Cool Adj	+ 10.30	Depreciation (29%)	-	45,914	
Plumbing Adj	+ 10.55	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	112,411	
Adj Base Cost	= 124.85	Lot Value	+		
Total Area	x 1,199	Indicated Value	=	112,411	
Adjusted Cost	= 149,695	Value Per SqFt		93.75	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	112,411		
Lot Value			
Indicated Value	112,411	93.75	Per SqFt
Agland Value			
Site Improvements			
Total Value	112,411	93.75	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	85095	20x4		80	21.04		1,683
PRCH	SLAB PORCH - COVERED	85096	8x4		32	21.19		678



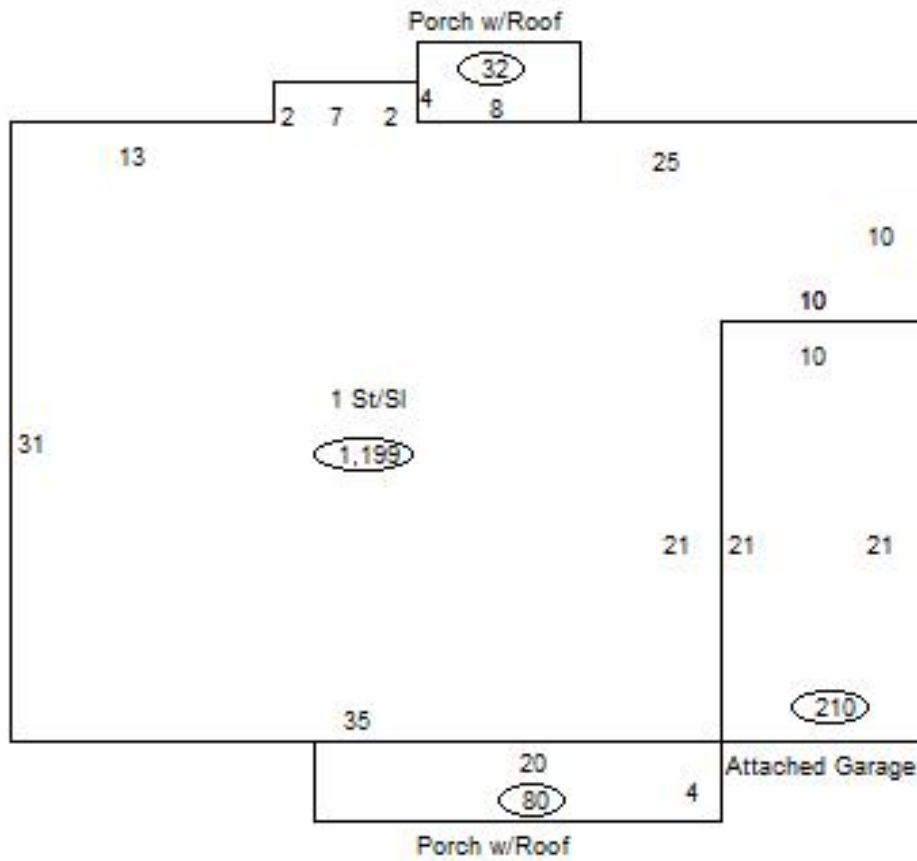
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Sketch Image

660071404



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,199	1.000	1,199
2	G	1		13	Attached Garage	210	1.000	210
3	M	PRCH		13	SLBC	80	1.000	80
4	M	PRCH		13	SLBC	32	1.000	32
Total Building Area						1,199		1,199



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Lot Data		Primary Image	
Lot Size	-		
Lot Count			
Units Buildable	1		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method			
Base Lot Value			
Factor Value		\\tsclient\C\Users\rln\Pictures\2020-05-07\IMG_0031.JPG 5/11/2020	
Adjustments		GRM Approach	
Lot Value		GRM Code Gross Rent 0.00 Indicated Value	
Residential Data		Multiple Regression	
Type	1 Single Family Residence	MRA Code 1 Test Adjusted R 0.8445 Indicated Value 128,352 111.13 Per SqFt	
Condition	3 - Average	Direct Comparables	
Quality	2 - Fair	Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value	
Architecture		Value Reconciliation	
Style	100% One Story	Selected Approach Cost Approach Improvements 107,899 Lot Value 107,899 93.42 Per SqFt Agland Value Site Improvements Total Value 107,899 93.42 Total Value Per SqFt	
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl		
Base/Total Area	1,155 / 1,155		
Style	100% One Story		
HVAC	100% Warmed & Cooled Air		
Roof Cover	1 Composition Shingle		
Area on Slab	1,155		
Fixture/RghIn	11 /		
Bed/F/H Bath	3 / 2.0 /		
Basement Area			
Garage Type	288 Attached Garage - Unfinished		
Remodel			
Year/Eff Age	1998 / 21		
Cost Approach			
Manual : 01/2025			
Base Cost	98.39	Total Misc Impr	+ 1,015
Roofing Adj	+ 4.24	Garage Cost	+ 7,874
Subfloor Adj	+ 0.00	Total RCN	= 151,970
Heat/Cool Adj	+ 10.30	Depreciation (29%)	- 44,071
Plumbing Adj	+ 10.95	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 107,899
Adj Base Cost	= 123.88	Lot Value	+ 107,899
Total Area	x 1,155	Indicated Value	= 107,899
Adjusted Cost	= 143,081	Value Per SqFt	93.42
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value
PRCH	SLAB PORCH - COVERED	85099	12x4 48 21.14 1,015



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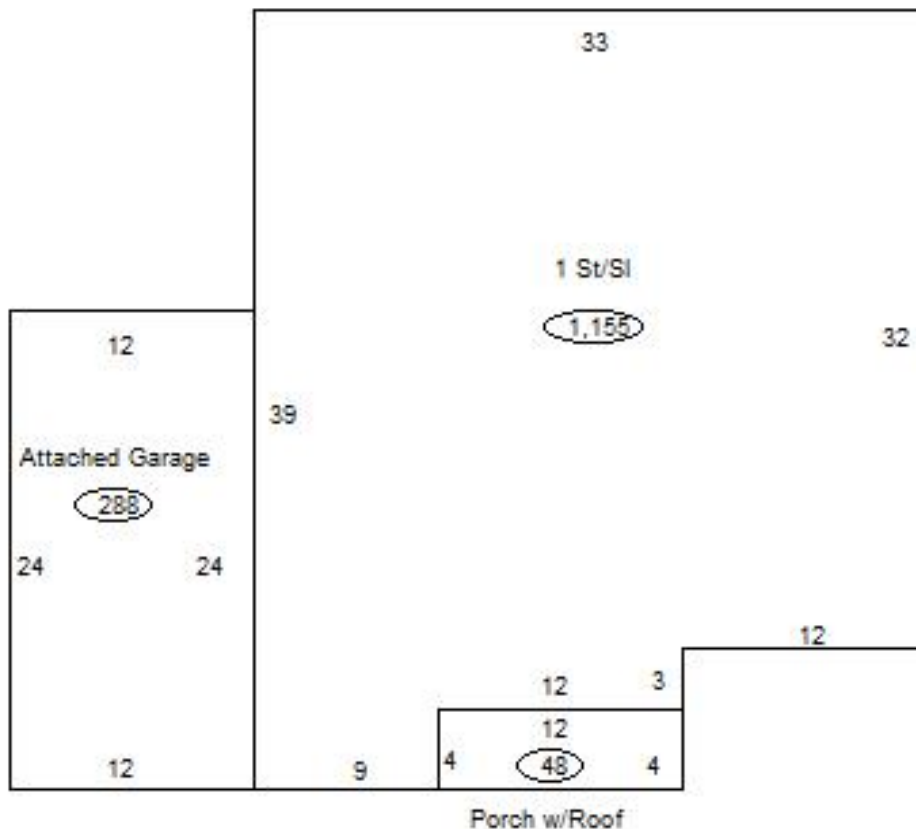
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Sketch Image

660071404



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,155	1.000	1,155
2	G	1		13	Attached Garage	288	1.000	288
3	M	PRCH		13	SLBC	48	1.000	48
Total Building Area						1,155		1,155



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	1,209 / 1,209
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,209
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	200 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 123,138 101.85 Per SqFt

Direct Comparables
Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value

Cost Approach				Manual : 01/2025			
Base Cost	99.50	Total Misc Impr	+ 2,361	Roofing Adj	+ 4.26	Garage Cost	+ 5,970
Subfloor Adj	+ 0.00	Total RCN	= 158,876	Heat/Cool Adj	+ 10.30	Depreciation (29%)	- 46,074
Plumbing Adj	+ 10.46	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 112,802
Adj Base Cost	= 124.52	Lot Value	+ 112,802	Total Area	x 1,209	Indicated Value	= 112,802
		Value Per SqFt	93.30	Adjusted Cost	= 150,545		

Value Reconciliation
Selected Approach Cost Approach Improvements 112,802 Lot Value Indicated Value 112,802 93.30 Per SqFt Agland Value Site Improvements Total Value 112,802 93.30 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	85102	20x4		80	21.04		1,683
PRCH	SLAB PORCH - COVERED	85103	8x4		32	21.19		678



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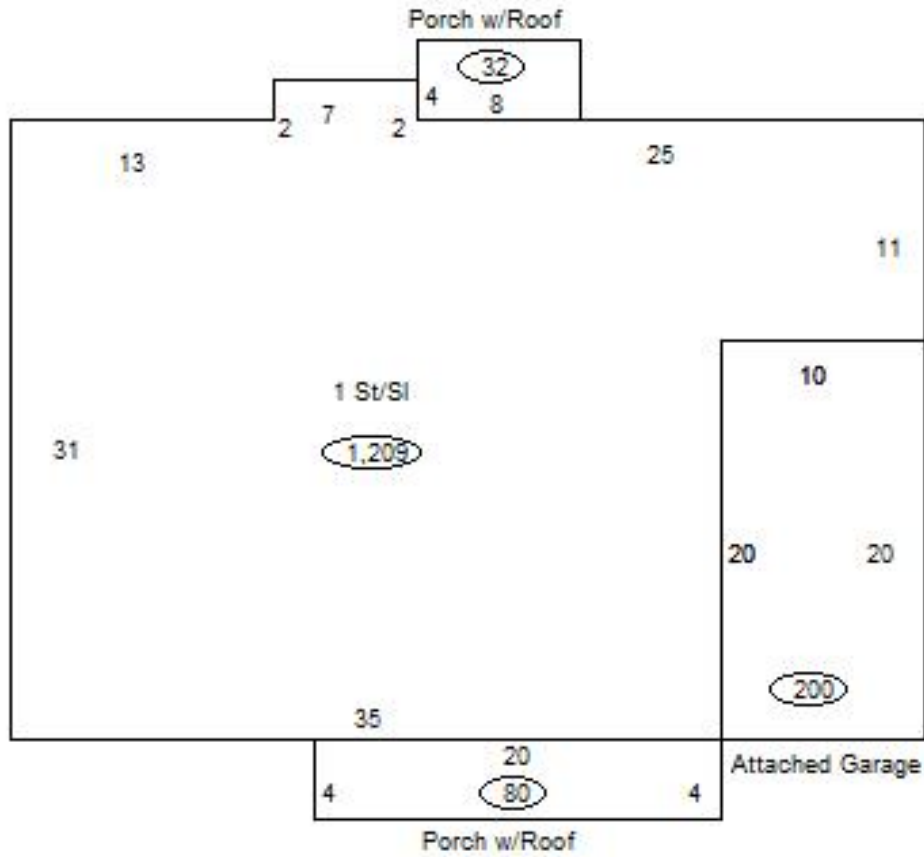
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Sketch Image

660071404



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,209	1.000	1,209
2	G	1		13	Attached Garage	200	1.000	200
3	M	PRCH		13	SLBC	80	1.000	80
4	M	PRCH		13	SLBC	32	1.000	32
Total Building Area						1,209		1,209



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	1
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	1,206 / 1,206
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,206
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	250 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	127,459	105.69	Per SqFt

Direct Comparables		
Selection Model	DEFAULT	DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT	DEFAULT ADJUSTMENTS TABLE
Comparables		
Indicated Value		

Cost Approach		Manual : 01/2025	
Base Cost	95.64	Total Misc Impr	+ 1,088
Roofing Adj	+ 4.08	Garage Cost	+ 7,150
Subfloor Adj	+ 0.00	Total RCN	= 153,561
Heat/Cool Adj	+ 10.30	Depreciation (29%)	- 44,533
Plumbing Adj	+ 10.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 109,028
Adj Base Cost	= 120.50	Lot Value	+ 109,028
Total Area	x 1,206	Indicated Value	= 109,028
Adjusted Cost	= 145,323	Value Per SqFt	90.40

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	109,028		
Lot Value			
Indicated Value	109,028	90.40	Per SqFt
Agland Value			
Site Improvements			
Total Value	109,028	90.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	85106	8x4		32	21.19		678
PATO	SLAB PORCH - OPEN	85107	10x4		40	10.24		410



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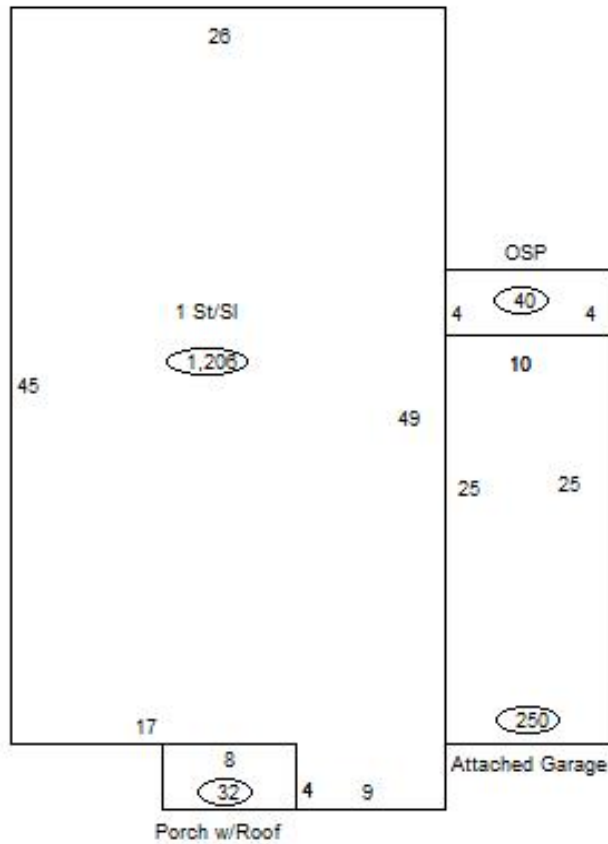
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Sketch Image

660071404



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,206	1.000	1,206
2	G	1		13	Attached Garage	250	1.000	250
3	M	PRCH		13	SLBC	32	1.000	32
4	M	PATO		13	Open Slab	40	1.000	40
Total Building Area						1,206		1,206



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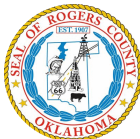
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Lot Data		Primary Image	
Lot Size	-		
Lot Count			
Units Buildable	1		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method			
Base Lot Value			
Factor Value		\\tsclient\C\Users\rln\Pictures\2020-05-07\IMG_0028.JPG 5/11/2020	
Adjustments		GRM Approach	
Lot Value		GRM Code Gross Rent 0.00 Indicated Value	
Residential Data		Multiple Regression	
Type	1 Single Family Residence	MRA Code 1 Test Adjusted R 0.8445 Indicated Value 127,459 105.69 Per SqFt	
Condition	3 - Average	Direct Comparables	
Quality	2 - Fair	Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value	
Architecture		Value Reconciliation	
Style	100% One Story	Selected Approach Cost Approach Improvements 109,028 Lot Value Indicated Value 109,028 90.40 Per SqFt Agland Value Site Improvements Total Value 109,028 90.40 Total Value Per SqFt	
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl		
Base/Total Area	1,206 / 1,206		
Style	100% One Story		
HVAC	100% Warmed & Cooled Air		
Roof Cover	1 Composition Shingle		
Area on Slab	1,206		
Fixture/RghIn	11 /		
Bed/F/H Bath	4 / 2.0 /		
Basement Area			
Garage Type	250 Attached Garage - Unfinished		
Remodel			
Year/Eff Age	1998 / 21		
Cost Approach		Manual : 01/2025	
Base Cost	95.64	Total Misc Impr	+ 1,088
Roofing Adj	+ 4.08	Garage Cost	+ 7,150
Subfloor Adj	+ 0.00	Total RCN	= 153,561
Heat/Cool Adj	+ 10.30	Depreciation (29%)	- 44,533
Plumbing Adj	+ 10.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 109,028
Adj Base Cost	= 120.50	Lot Value	+ 109,028
Total Area	x 1,206	Indicated Value	= 109,028
Adjusted Cost	= 145,323	Value Per SqFt	90.40

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	85110	8x4		32	21.19	678
PATO	SLAB PORCH - OPEN	85111	10x4		40	10.24	410



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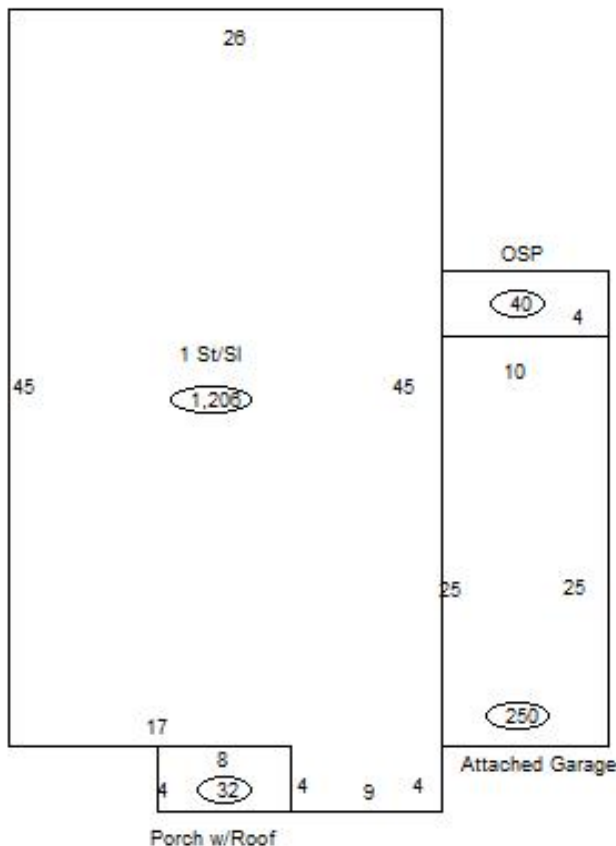
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,206	1.000	1,206
2	G	1		13	Attached Garage	250	1.000	250
3	M	PRCH		13	SLBC	32	1.000	32
4	M	PATO		13	Open Slab	40	1.000	40
Total Building Area						1,206		1,206