



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	660072767													
Parcel ID	000000-00-0-30017-001-0016													
Cadastral ID	24-24-17-02660													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	2											
Tax Area	29 - CHELSEA OT													
Name ID	340526													
ROCKMOOR LLC														
115 N BROADWAY INOLA OK 74036-0000														
Parcel Location														
Situs	00300 CHARLOTTE													
Subdivision	CHELSEA TERRACE													
Lot/Block	0016 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	24 / 24 / 17 / 5													
Neighborhood	5001 - TASC 2016													
School District	S003 - CHELSEA SCHOOLS													
Legal Description Lat/Long: 36.54063266 -95.43649067														
REVAL 2021 3/9/2020														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
LOT 16 CHELSEA TERRACE														
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					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax						
Remove Cap	2023	Land Value	50,498	50,498	11%	5,555	Assessed	66,946	5,539.78					
Year Frozen	2013	Improvements	558,103	558,103		61,391	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	608,601	608,601		66,946	Total Taxable	66,946	5,540.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660072767	ROCKMOOR LLC	29	608,601	0	66,946	5,540.00							
2024	2024-660072767	ROCKMOOR LLC	29	608,601	0	66,947	5,650.00							
2023	2023-660072767	ROCKMOOR LLC	29	608,601	0	66,946	5,706.00							
2022	2022-660072767	COMMONS AT CHELSEA LLC	29	956,409	0		.00							
2021	2021-660072767	COMMONS AT CHELSEA LLC	29	956,409	0		.00							
2020	2020-660072767	COMMONS AT CHELSEA LLC	29	984,555	0		.00							
2019	2019-660072767	COMMONS AT CHELSEA LLC	29	1,012,247	0		.00							
2018	2018-660072767	COMMONS AT CHELSEA LLC	29	947,905	0		.00							
2017	2017-660072767	COMMONS AT CHELSEA LLC	29	947,905	0		.00							
2016	2016-660072767	NEIGHBORHOOD HOUSING SERVICES/	29	427,115	0	46,983	4,095.00							
2015	2015-660072767	CHELSEA HOUSING ASSOCIATES	29	427,115	0	46,983	4,047.00							
2014	2014-660072767	CHELSEA HOUSING ASSOCIATES	29	427,115	0	46,983	4,185.00							
2013	2013-660072767	CHELSEA HOUSING ASSOCIATES	29	427,115	0	46,983	4,168.00							



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	5000		
Non-Ag Acres	0.927		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	40,398.00 x 1.25 = 50,498		
Factor Value	0		
Adjustments			
Lot Value	50,498		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	924736
Total Building Area	19,116	Image Date	3/9/2020
Total Base Value	1,971,553	Name	IMG_0095.JPG
Modifier Value		Description	REVAL 2021
Misc Improvements			
Replacement Cost New	1,971,553		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	749,190		
Economic Depreciation			
RCNLD (All Sources)	749,190		
Depreciated Improvements			
Outbuilding Value	27,939		
Total Improvement Value	777,129		
Land Value	50,498		
Cost Approach Value	827,627		43.29/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Correlated Value
Vacancy & Collection Loss		Total Improvement Value	27,939
Miscellaneous Income		Land Value	50,498
Effective Gross Income (EGI)		Total Appraised Value	608,601
Total Expenses			31.84/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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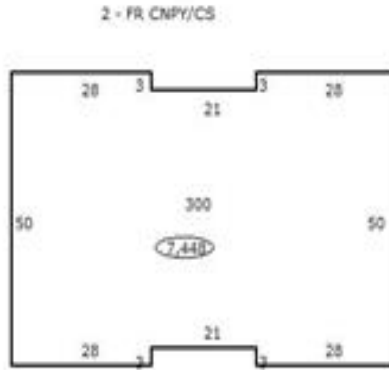
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Sketch Image

660072767



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	352		25	352	3,724	2.000	7,448
2	C	352		25	352	2,917	2.000	5,834
3	C	352		25	352	2,917	2.000	5,834
4	N	0		25	4 - STG 4*5		0.000	
5	N	0		25	2 - FR CNPY/CS		0.000	
6	N	0		25	4 - STG 4*5		0.000	
7	N	0		25	2 - FR CNPY/CS		0.000	
8	N	0		25	2 - FR CNPY/CS		0.000	
Total Building Area						9,558		19,116



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Account 660072767
Parcel ID 000000-00-0-30017-001-0016
Cadastral ID 24-24-17-02660

Tax Area Code 29
Property Class URP
Owners Name ROCKMOOR LLC

Building Data

Building ID 3756
Building Sequence 1
Occupancy 1 352 Multiple Res (Low Rise) 100%
Occupancy 2
Occupancy 3
Total Floor Area 5,834
Average Perimeter 236
Number Of Storys 2.00
Average Wall Ht 14.00
Year Built 1980
Effective Age 30
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 1 - Low
Condition 2 - Fair
Exterior Wall 82 - Stud Brick Veneer
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 60.95
Wall Cost 35.59
HVAC Cost 14.63
Basement Cost 0.00
Total Base Cost 111.17
Total Area 5,834
Base RCN 648,566
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 648,566
Physical Depreciation 45%
Functional Depreciation 30%
Total Depreciation 62% (402,111)
Total RCNLD 246,455
Lump Sums
Total Building Value 246,455 \$ 42.24 Per SqFt



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Account 660072767
Parcel ID 000000-00-0-30017-001-0016
Cadastral ID 24-24-17-02660

Tax Area Code 29
Property Class URP
Owners Name ROCKMOOR LLC

Building Data

Building ID 3755
Building Sequence 2
Occupancy 1 352 Multiple Res (Low Rise) 100%
Occupancy 2
Occupancy 3
Total Floor Area 5,834
Average Perimeter 236
Number Of Storys 2.00
Average Wall Ht 8.00
Year Built 1980
Effective Age 30
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 1 - Low
Condition 2 - Fair
Exterior Wall 82 - Stud Brick Veneer
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 IMG_0098.JPG
Image Date 3/9/2020
Image Name IMG_0098.JPG
Description REVAL 2021

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 60.95
Wall Cost 24.05
HVAC Cost 14.63
Basement Cost 0.00
Total Base Cost 99.63
Total Area 5,834
Base RCN 581,241
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 581,241
Physical Depreciation 45%
Functional Depreciation 30%
Total Depreciation 62% (360,369)
Total RCNLD 220,872
Lump Sums
Total Building Value 220,872 \$ 37.86 Per SqFt



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Account 660072767
Parcel ID 000000-00-0-30017-001-0016
Cadastral ID 24-24-17-02660

Tax Area Code 29
Property Class URP
Owners Name ROCKMOOR LLC

Building Data

Building ID 3754
Building Sequence 3
Occupancy 1 352 Multiple Res (Low Rise) 100%
Occupancy 2
Occupancy 3
Total Floor Area 7,448
Average Perimeter 266
Number Of Storys 2.00
Average Wall Ht 10.00
Year Built 1980
Effective Age 30
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 1 - Low
Condition 2 - Fair
Exterior Wall 82 - Stud Brick Veneer
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 IMG_0099.JPG
Image Date 3/9/2020
Image Name IMG_0099.JPG
Description REVAL 2021

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 60.33
Wall Cost 24.63
HVAC Cost 14.63
Basement Cost 0.00
Total Base Cost 99.59
Total Area 7,448
Base RCN 741,746
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 741,746
Physical Depreciation 45%
Functional Depreciation 30%
Total Depreciation 62% (459,883)
Total RCNLD 281,863
Lump Sums
Total Building Value 281,863 \$ 37.84 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	FRAME CANOPY (2)	21x6x0			5,027
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 5,027)		5,027	1,458	3,569
	FLV	CONC SLAB (2)	21x6x0			1,260
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 1,260)		1,260	365	895
	FLV	FR STG (4) @ 5.00SF	5x4x0			400
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 400)		400		400
	FLV	FRAME CANOPY (4)	9x4x0			2,873
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 2,873)		2,873	833	2,040
	FLV	CONC SLAB (4)	5x4x0			400
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 400)		400	116	284
	PACN	PAVING - CONCRETE	0x0x0			11,360
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (4.42 x 11,360)		50,211	30,127	20,084
	FLV	INCANDESCENT LIGHTS (2)	0x0x0			940
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 940)		940	273	667
Total Site Improvement Value						27,939