



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 12:13:18
Page 1

Assessment Data					Primary Image				
Account	660077684								
Parcel ID	24N18E-02-3-00000-000-0000								
Cadastral ID	02-24-18-01240								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	14 - CHELSEA RURAL								
Name ID	329471								
HELMICK, GARY A REVOCABLE TRUST & JUDY A HELMICK REVOCABLE TRUST									
1805 S 4290 RD BIG CABIN OK 74369-0000									
Parcel Location									
Situs	01805 S 4290 RD								
Subdivision									
Lot/Block	/	Parcel Size	30 - Acres						
Sec/Twn/Rng	2 / 24 / 18 / 3								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.58848678 -95.35755334									
Building Permits									
N2 OF NE SW AND N2 S2 NE SW									
Number	Description	Opened	Closed	Amount					
R12	R12-POSS NEW SFR	12/2011	12/2011						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	WEST, ANTHONY EARL-ESTATE	11/26/2019	390,000	WG					
/	WEST, AMIE DAWN	08/14/2019	0	WB					
2578/460	WEST, AMIE DAWN &	08/16/2016	0	WB					
2554/358	WEST, JARED GABRIEL &	06/07/2016	0	4					
2512/404	WEST, ANTHONY E	11/17/2015	0	4					
1273/683	STILES, CLARENCE E JR	06/07/1997	0	Yes					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	2020	Land Value	2,270	2,270	11%	250	Assessed	17,989	
Year Frozen	0	Improvements	253,823	161,263		17,739	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	256,093	163,533		17,989	Total Taxable	16,989	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660077684	HELMICK, GARY A REVOCABLE TRUST &	14	236,235	1000	16,465	1,362.00		
2024	2024-660077684	HELMICK, GARY A REVOCABLE TRUST &	14	181,572	1000	15,956	1,347.00		
2023	2023-660077684	HELMICK, GARY A REVOCABLE TRUST &	14	158,884	0	16,463	1,403.00		
2022	2022-660077684	HELMICK, GARY A REVOCABLE TRUST &	14	160,625	0	15,983	1,352.00		
2021	2021-660077684	HELMICK, GARY & JUDY	14	141,067	0	15,518	1,315.00		
2020	2020-660077684	HELMICK, GARY & JUDY	14	138,435	0	15,228	1,291.00		
2019	2019-660077684	WEST, ANTHONY EARL-ESTATE	14	125,535	0	13,809	1,186.00		
2018	2018-660077684	WEST, AMIE DAWN	14	129,481	0	13,573	1,159.00		
2017	2017-660077684	WEST, AMIE DAWN	14	128,254	1000	12,178	1,044.00		
2016	2016-660077684	WEST, AMIE DAWN	14	124,427	0	12,794	1,115.00		
2015	2015-660077684	WEST, ANTHONY E	14	121,118	0	12,422	1,070.00		
2014	2014-660077684	WEST, ANTHONY E	14	121,722	0	12,060	1,074.00		
2013	2013-660077684	WEST, ANTHONY E	14	113,332	0	11,709	1,039.00		



Rogers

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Date 04/17/2026
 Time 12:13:18
 Page 2

Units Buildable - CHELSEA FOYIL RURAL (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	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,600 / 1,600
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	1 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2011 / 11

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	181,643		
Lot Value			
Indicated Value	181,643	113.53	Per SqFt
Agland Value	2,270		
Site Improvements	72,180		
Total Value	256,093	160.06	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	88.49	Total Misc Impr	+	24,797
Roofing Adj	+ 4.09	Garage Cost	+	
Subfloor Adj	+ 1.07	Total RCN	=	206,413
Heat/Cool Adj	+ 11.24	Depreciation (12%)	-	24,770
Plumbing Adj	+ 8.62	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	181,643
Adj Base Cost	= 113.51	Lot Value	+	
Total Area	x 1,600	Indicated Value	=	181,643
Adjusted Cost	= 181,616	Value Per SqFt		113.53

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	93414	1168		1,168	21.23		24,797



Rogers

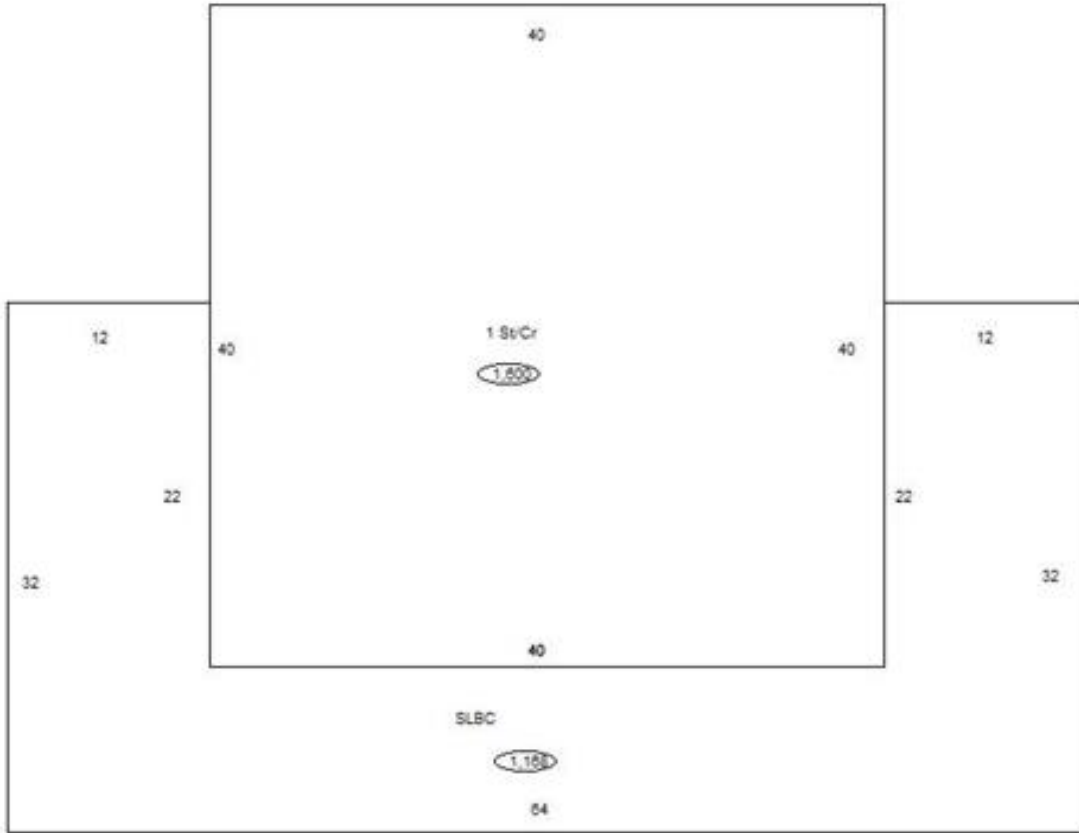
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 12:13:18
 Page 3

Sketch Image

660077684



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,600	1.000	1,600
2	M	PRCH		10	SLBC	1,168	1.000	1,168
Total Building Area						1,600		1,600



Rogers

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Date 04/17/2026
 Time 12:13:18
 Page 4

660077684

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	UTIL	Shop Building	50x40x10	Concrete	Formed Metal	2,000		
	Qual	2	Cond	2	Year	2024	Eff Age	2
						0		
						0		
						0		
	Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD		
	Base Cost (26.16 x 2,000)		52,320		52,320	1,570	50,750	
	CPAT	Carport - Attached	40x30x10	Base	Formed Metal	1,200		
	Qual	3	Cond	2	Year	2024	Eff Age	2
						0		
						0		
						0		
	Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)	RCNLD		
	Base Cost (9.85 x 1,200)		11,820		11,820	1,418	10,402	
	LNT0	Lean To - Attached	50x20x9	Dirt	Formed Metal	1,000		
	Qual	3	Cond	2	Year	2024	Eff Age	2
						0		
						0		
						0		
	Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)	RCNLD		
	Base Cost (7.30 x 1,000)		7,300		7,300	876	6,424	
	STF	STG FAIR	0x0x0					
	Qual		Cond		Year		Eff Age	
						0		
						0		
						0		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD		
	Base Cost (4.68 x)							
	STF	STG FAIR	0x0x0					
	Qual		Cond		Year		Eff Age	
						0		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD		
	Base Cost (4.68 x)							
	BARN	Barn	20x20x6	Dirt		400		
	Qual		Cond		Year		Eff Age	
						0		
						0		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD		
	Base Cost (11.51 x 400)		4,604		4,604		4,604	



Rogers

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Date 04/17/2026
Time 12:13:18
Page 5

Agland Inventory

660077684

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HC	HECTOR STONY SANDY LOAM	NTV PST	20			10.140	48	48	487	487
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35			15.890	84	84	1,335	1,335
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47			3.970	113	113	448	448
NTV PST Totals						30.000			2,270	2,270
Total Agland						30.000			2,270	2,270