



# 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	660081092								
Parcel ID	24N17E-14-4-00000-000-0000								
Cadastral ID	14-24-17-00360								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	14 - CHELSEA RURAL								
Name ID	317915								
JOHNSTON, RONNIE J & GAIL A									
20877 E HWY 28 CHELSEA OK 74016-0000									
Parcel Location									
Situs	20877 E HWY 28								
Subdivision									
Lot/Block	/	Parcel Size	30 - Acres						
Sec/Twn/Rng	14 / 24 / 17 / 4								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.55959851 -95.46035912									
Building Permits									
N2 NW SE & N2 S2 NW SE									
Number	Description	Opened	Closed	Amount					
R6	R6 FOR NEW HOME	01/2004	12/2005						
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2538/763	HILL, BRANDON &	03/24/2016	322,000	YES
H	Homestead	No	1,000		2118/342	PRACHT, RODNEY W &	07/29/2010	281,000	YES
					1406/804	DELOZIER, MARY JANE &-CRUMIE	09/13/2002	56,500	11
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	2017	Land Value	5,760	4,171	11%	459	Assessed	21,188	1,753.31
Year Frozen	2023	Improvements	260,236	188,441		20,729	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-82.00
TIF Project ID	0	Total Value	265,996	192,612		21,188	Total Taxable	20,188	1,671.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660081092	JOHNSTON, RONNIE J & GAIL A	14	250,133	1000	20,187	1,670.00		
2024	2024-660081092	JOHNSTON, RONNIE J & GAIL A	14	259,229	1000	20,188	1,704.00		
2023	2023-660081092	JOHNSTON, RONNIE J & GAIL A	14	219,850	1000	20,188	1,721.00		
2022	2022-660081092	JOHNSTON, RONNIE J & GAIL A	14	219,538	1000	19,571	1,656.00		
2021	2021-660081092	JOHNSTON, RONNIE J & GAIL A	14	181,556	1000	18,972	1,608.00		
2020	2020-660081092	JOHNSTON, RONNIE J & GAIL A	14	178,467	1000	18,632	1,580.00		
2019	2019-660081092	JOHNSTON, RONNIE J & GAIL A	14	173,942	1000	18,134	1,557.00		
2018	2018-660081092	JOHNSTON, RONNIE J & GAIL A	14	178,572	1000	18,643	1,592.00		
2017	2017-660081092	JOHNSTON, RONNIE J & GAIL A	14	177,004	1000	18,471	1,584.00		
2016	2016-660081092	JOHNSTON, RONNIE J & GAIL A	14	172,158	1000	17,376	1,514.00		
2015	2015-660081092	HILL, BRANDON &	14	167,682	1000	16,840	1,450.00		
2014	2014-660081092	HILL, BRANDON &	14	169,388	1000	16,321	1,454.00		
2013	2013-660081092	HILL, BRANDON &	14	158,912	1000	15,816	1,403.00		



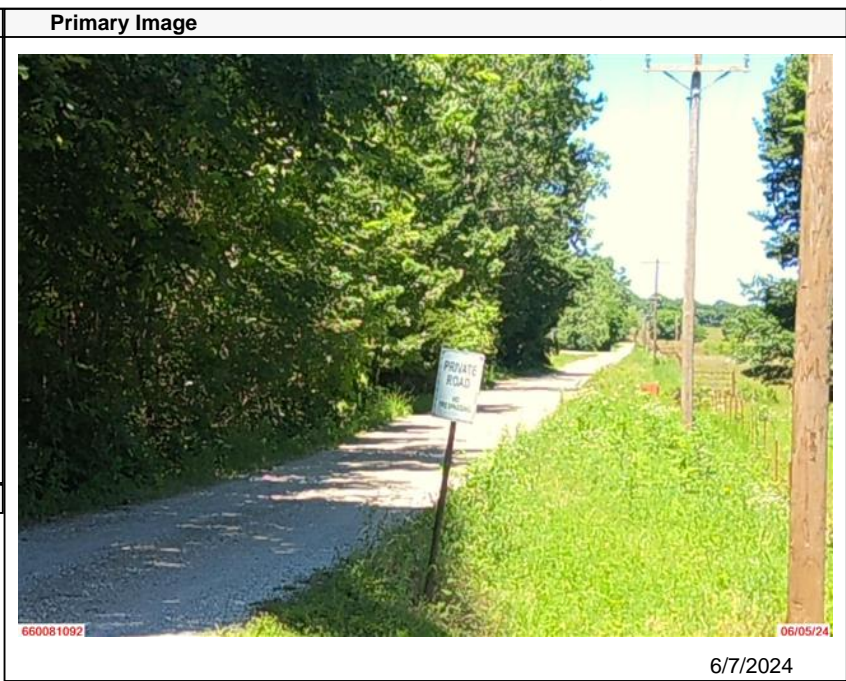
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<b>Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE)</b>	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Wood 25% Veneer, Stone
Base/Total Area	1,709 / 1,709
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,709
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	768 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2005 / 16

<b>GRM Approach</b>	
GRM Code	
Gross Rent	0.00
Indicated Value	

<b>Multiple Regression</b>	
MRA Code	
Adjusted R	
Indicated Value	

<b>Direct Comparables</b>	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	103.99	Total Misc Impr	+ 23,483
Roofing Adj	+ 4.75	Garage Cost	+ 22,421
Subfloor Adj	+ -2.26	Total RCN	= 264,246
Heat/Cool Adj	+ 12.39	Depreciation ( 17%)	- 44,922
Plumbing Adj	+ 8.90	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 219,324
Adj Base Cost	= 127.76	Lot Value	+ 219,324
Total Area	x 1,709	Indicated Value	= 219,324
Adjusted Cost	= 218,342	Value Per SqFt	128.33

<b>Value Reconciliation</b>			
Selected Approach	Cost Approach		
Improvements	219,324		
Lot Value			
Indicated Value	219,324	128.33	Per SqFt
Agland Value	5,760		
Site Improvements	40,912		
Total Value	265,996	155.64	Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,503.09		5,503
PRCH	SLAB PORCH - COVERED	97674		455	455	25.00		11,375
PRCH	SLAB PORCH - COVERED	97675		43x6	258	25.60		6,605



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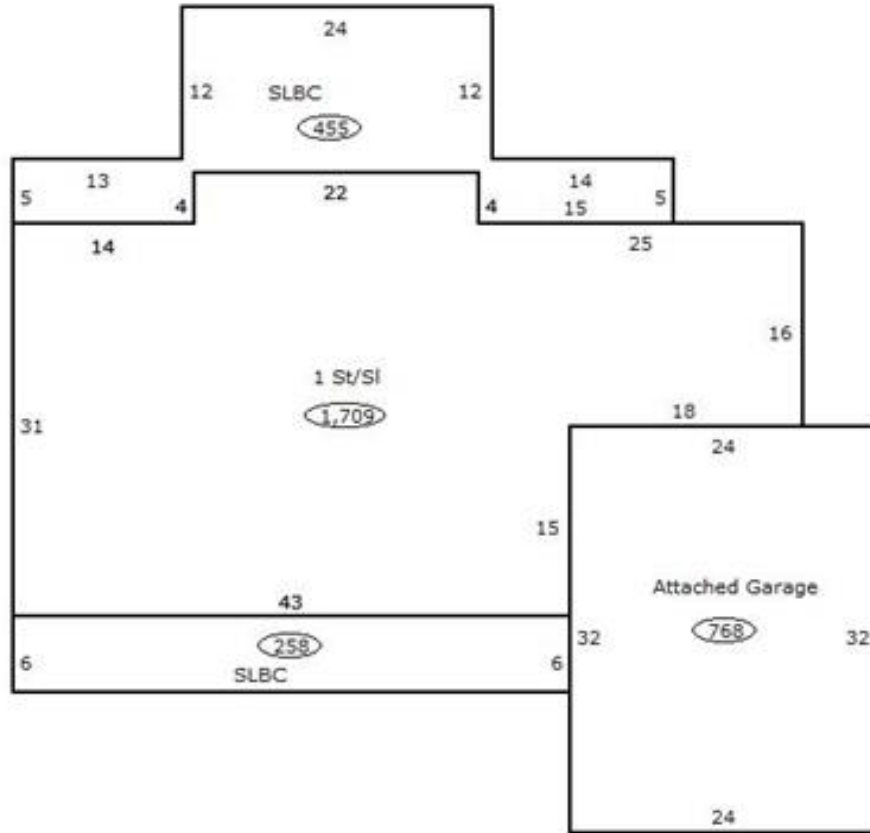
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Sketch Image

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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/SI	1,709	1.000	1,709
2	G	1		13	Attached Garage	768	1.000	768
3	M	PRCH		13	SLBC	455	1.000	455
4	M	PRCH		13	SLBC	258	1.000	258
<b>Total Building Area</b>						<b>1,709</b>		<b>1,709</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,500
	Qual 2	Cond 3	Year 2008	Eff Age		
	<b>Valuation Summary</b> Base Cost (28.71 x 1,500) 43,065		<b>Modifier Total</b>	<b>RCN</b> 43,065	<b>Depr (5% Phys/ % Func)</b> 2,153	<b>RCNLD</b> 40,912
	CP	CARPORT DIRT	0x0x0			
	Qual	Cond	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (3.50 x )		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	SHDS	Shed - Small	0x0x0	Base		
	Qual 3	Cond	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (39.31 x )		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			30.000	192	192	5,760	5,760
<b>NTV PST Totals</b>						30.000			5,760	5,760
<b>Total Agland</b>						30.000			5,760	5,760