



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 660081093 Parcel ID 24N17E-14-4-00000-000-0000 Cadastral ID 14-24-17-00370 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 269242 JAMES, LINDLEY CHRIS & DEBORAH M 20875 E HWY 28 CHELSEA OK 74016-0000																			
Parcel Location Situs 20875 E HWY 28 Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 14 / 24 / 17 / 4 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																			
Legal Description Lat/Long: 36.55734000 -95.46037152					Building Permits														
S2 S2 NW SE & N2 N2 SW SE					<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										
H	Homestead	Yes	1,000	1,000	1406/805	DELOZIER, MARY JANE &-CRUMIE	09/12/2002	37,500											
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax										
Remove Cap	2003		Land Value 3,840	3,840	11%	422	Assessed	28,578	2,364.83										
Year Frozen	0		Improvements 309,337	255,959		28,156	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-83.00										
TIF Project ID	0		Total Value 313,177	259,799		28,578	Total Taxable	27,578	2,282.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660081093	JAMES, LINDLEY CHRIS &			14	284,298	1000	26,746	2,213.00										
2024	2024-660081093	JAMES, LINDLEY CHRIS &			14	301,544	1000	25,937	2,189.00										
2023	2023-660081093	JAMES, LINDLEY CHRIS &			14	254,361	1000	25,153	2,144.00										
2022	2022-660081093	JAMES, LINDLEY CHRIS &			14	260,376	1000	24,391	2,064.00										
2021	2021-660081093	JAMES, LINDLEY CHRIS &			14	224,108	1000	23,651	2,005.00										
2020	2020-660081093	JAMES, LINDLEY CHRIS &			14	218,562	1000	23,041	1,954.00										
2019	2019-660081093	JAMES, LINDLEY CHRIS &			14	212,509	1000	22,376	1,922.00										
2018	2018-660081093	JAMES, LINDLEY CHRIS &			14	218,641	1000	23,050	1,969.00										
2017	2017-660081093	JAMES, LINDLEY CHRIS &			14	216,548	1000	22,544	1,933.00										
2016	2016-660081093	JAMES, LINDLEY CHRIS &			14	210,234	1000	21,858	1,905.00										
2015	2015-660081093	JAMES, LINDLEY CHRIS &			14	202,751	1000	21,192	1,825.00										
2014	2014-660081093	JAMES, LINDLEY CHRIS &			14	204,622	1000	20,546	1,830.00										
2013	2013-660081093	JAMES, LINDLEY CHRIS &			14	190,767	1000	19,918	1,767.00										



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Lot Data	
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	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,623 / 2,623
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,623
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	625 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2003 / 17

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	

Cost Approach		Manual : 01/2025	
Base Cost	105.75	Total Misc Impr	+ 18,872
Roofing Adj	+ 5.02	Garage Cost	+ 23,251
Subfloor Adj	+ -3.27	Total RCN	= 378,680
Heat/Cool Adj	+ 14.18	Depreciation (19%)	- 71,949
Plumbing Adj	+ 6.63	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 306,731
Adj Base Cost	= 128.31	Lot Value	+ 306,731
Total Area	x 2,623	Indicated Value	= 306,731
Adjusted Cost	= 336,557	Value Per SqFt	116.94

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	306,731		
Lot Value			
Indicated Value	306,731	116.94	Per SqFt
Agland Value	3,840		
Site Improvements	2,606		
Total Value	313,177	119.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,301.04		6,301
PRCH	SLAB PORCH - COVERED	97678	18x6		108	28.60		3,089
PRCH	SLAB PORCH - COVERED	97679	21x12		252	28.06		7,071
PATO	SLAB PORCH - OPEN	145897	21x10		210	11.48		2,411



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	30x12x0			360
	Qual	3	Cond 3	Year 2012	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
Base Cost (4.26 x 360)		1,534			1,534	1,534
	SHDS	Shed - Small	10x10x0	Base		100
	Qual	3	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total		RCN	Depr (60% Phys/ % Func)
Base Cost (26.81 x 100)		2,681			2,681	1,609



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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			20.000	192	192	3,840	3,840
NTV PST Totals						20.000			3,840	3,840
Total Agland						20.000			3,840	3,840