



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 660081230 Parcel ID 000000-00-0-00628-001-0006 Cadastral ID 25-24-17-06050 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 29 - CHELSEA OT Name ID 349607 KINCAID ASSET GROUP LLC 5790 PRAIRIE RD CHELSEA OK 74016-0000 Parcel Location Situs 05890 S PRAIRIE RD Subdivision PRAIRIE RIDGE Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 25 / 24 / 17 / 5 Neighborhood 1090 - R-V02-NE CHELSEA School District S003 - CHELSEA SCHOOLS					No Image On File				
Legal Description Lat/Long: 36.52626810 -95.44581484					Building Permits				
LOT 6 BLOCK 1 PRAIRIE RIDGE					Number	Description	Opened	Closed	Amount
					R26 21	NEW SFR 2400 SQ FT GWD 1441-927 MTG \$237585	03/2026 02/2003		
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	KINCAID, RODNEY & DARA	03/03/2026		4
					/	BACON, ROBERT NORTON	06/12/2025	7,500	YES
					2432/677	FOSTER, TED &	10/15/2014	0	4
					1441/927	CHELSEA PRAIRIE RIDGE, LLC	11/29/2002	40,000	11
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax
Remove Cap	2026	Land Value	7,500	7,500	11%	825	Assessed	825	68.27
Year Frozen	0	Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	7,500	7,500		825	Total Taxable	825	68.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660081230	KINCAID, RODNEY & DARA			29	5,167	0	540	45.00
2024	2024-660081230	BACON, ROBERT NORTON			29	4,675	0	514	43.00
2023	2023-660081230	BACON, ROBERT NORTON			29	5,000	0	550	47.00
2022	2022-660081230	BACON, ROBERT NORTON			29	5,000	0	550	47.00
2021	2021-660081230	BACON, ROBERT NORTON			29	5,000	0	550	47.00
2020	2020-660081230	BACON, ROBERT NORTON			29	5,000	0	550	47.00
2019	2019-660081230	BACON, ROBERT NORTON			29	5,000	0	550	47.00
2018	2018-660081230	BACON, ROBERT NORTON			29	5,000	0	550	47.00
2017	2017-660081230	BACON, ROBERT NORTON			29	5,000	0	550	47.00
2016	2016-660081230	BACON, ROBERT NORTON			29	5,000	0	550	48.00
2015	2015-660081230	BACON, ROBERT NORTON			29	5,000	0	550	47.00
2014	2014-660081230	FOSTER, TED &			29	5,000	0	550	49.00
2013	2013-660081230	FOSTER, TED &			29	5,000	0	550	49.00



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Lot Data		Square-Foot - NBHD 1090 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.2824							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	12,303.00 x .42 = 5,167							
Factor Value				GRM Approach				
Adjustments	1.4515			GRM Code				
Lot Value	7,500			Gross Rent	0.00			
Residential Data				Indicated Value				
Type				Multiple Regression				
Condition	0 -			MRA Code				
Quality	0 -			Adusted R				
Architecture				Indicated Value				
Style				Direct Comparables				
Exterior Wall				Selection Model	A Adam Test			
Base/Total Area /				Adjustment Model	1 2022 Residential			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				Value Reconciliation				
Area on Slab				Selected Approach	Cost Approach			
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	7,500			
Basement Area				Indicated Value	7,500 0.00 Per SqFt			
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age /				Total Value	7,500 0.00 Total Value Per SqFt			
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 7,500					
Total Area	x	Indicated Value	= 7,500					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value