



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 09:59:11
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| Assessment Data | | | | | Primary Image | | | | | | | | | |
|--|----------------------------|------------------|------------|-----------|---------------|---------------------|---------------|---------------|-------------|--|--|--|--|--|
| Account | 660103093 | | | | | | | | | | | | | |
| Parcel ID | 24N16E-26-4-00000-002-0000 | | | | | | | | | | | | | |
| Cadastral ID | 26-24-16-00381 | | | | | | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | | | | | | |
| Property Class | RA | VI Area | 2 | | | | | | | | | | | |
| Tax Area | 14 - CHELSEA RURAL | | | | | | | | | | | | | |
| Name ID | 327000 | | | | | | | | | | | | | |
| CARRIER, DAVID A | | | | | | | | | | | | | | |
| 5500 S 4178 RD CHELSEA OK 74016-0000 | | | | | | | | | | | | | | |
| Parcel Location | | | | | | | | | | | | | | |
| Situs | 05500 S 4178 RD | | | | | | | | | | | | | |
| Subdivision | | | | | | | | | | | | | | |
| Lot/Block | / | Parcel Size | 10 - Acres | | | | | | | | | | | |
| Sec/Twn/Rng | 26 / 24 / 16 / 4 | | | | | | | | | | | | | |
| Neighborhood | 4050 - CHELSEA FOYIL RURAL | | | | | | | | | | | | | |
| School District | S003 - CHELSEA SCHOOLS | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.53114330 -95.56552255 | | | | | | | | | | | | | | |
| TR COMM AT INTERSECTION OF N2 LINE N2 N2 SE AND CENTERLINE OF 60' RD EASEMENT 1413-114'; S02.1933E 209.15' TO POB; S89.4930W 420.85'; N00.1030W 209'; S89.4930W 365.24'; S00 0435E 660.85'; N89.4828E 804.19'; N02.1933W 451.93' TO POB. | | | | | | | | | | | | | | |
| 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></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 | No | 1,000 | | / | SIMERLY, PATRICIA A | 07/19/2019 | | 0 4 | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 82.750 | Current Tax | | | | | |
| Remove Cap | 2005 | Land Value | 2,240 | 2,240 | 11% | 246 | Assessed | 13,775 | 1,139.88 | | | | | |
| Year Frozen | | Improvements | 182,618 | 122,987 | | 13,529 | Penalty | 0 | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | 0.00 | | | | | |
| TIF Project ID | 0 | Total Value | 184,858 | 125,227 | | 13,775 | Total Taxable | 13,775 | 1,140.00 | | | | | |
| Assessment History | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | |
| 2025 | 2025-660103093 | CARRIER, DAVID A | | | 14 | 311,131 | 0 | 13,374 | 1,107.00 | | | | | |
| 2024 | 2024-660103093 | CARRIER, DAVID A | | | 14 | 149,865 | 0 | 12,984 | 1,096.00 | | | | | |
| 2023 | 2023-660103093 | CARRIER, DAVID A | | | 14 | 135,219 | 0 | 12,606 | 1,075.00 | | | | | |
| 2022 | 2022-660103093 | CARRIER, DAVID A | | | 14 | 126,258 | 0 | 12,239 | 1,036.00 | | | | | |
| 2021 | 2021-660103093 | CARRIER, DAVID A | | | 14 | 117,812 | 0 | 11,882 | 1,007.00 | | | | | |
| 2020 | 2020-660103093 | CARRIER, DAVID A | | | 14 | 110,235 | 0 | 11,536 | 978.00 | | | | | |
| 2019 | 2019-660103093 | CARRIER, DAVID A | | | 14 | 107,960 | 1000 | 10,200 | 876.00 | | | | | |



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| | |
|--|-----------------|
| Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE) | |
| Lot Size | |
| Lot Count | 0 |
| Units Buildable | 0 |
| 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 | |
| Condition | - |
| Quality | - |
| Architecture | |
| Style | |
| Exterior Wall | |
| Base/Total Area | / |
| Style | |
| HVAC | |
| Roof Cover | |
| Area on Slab | |
| Fixture/RghIn | / |
| Bed/F/H Bath | // |
| Basement Area | |
| Garage Type | |
| Remodel | |
| Year/Eff Age | / |

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 | |
| Lot Value | |
| Indicated Value | 0.00 Per SqFt |
| Agland Value | 2,240 |
| Site Improvements | 35,215 |
| Total Value | 37,455 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 | + 0 |
| Total Area | x | Indicated Value | = 0 |
| Adjusted Cost | = 0 | Value Per SqFt | 0.00 |

Miscellaneous Improvements

| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
|------|-------------|-----------|------|------|-------|-----------|------|-------|
|------|-------------|-----------|------|------|-------|-----------|------|-------|



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units | |
|---|---------------------------|------------------------|-----------------------|------------|---------------------------------|--------------|--------|
|  | SHDS | Shed - Small | 20x10x8 | Plank | Formed Metal | 200 | |
| | Qual | 3 | Cond 3 | Year 2010 | Eff Age 12 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (46% Phys/ % Func) | RCNLD | |
| | Base Cost (23.63 x 200) | | 4,726 | | 4,726 | 2,174 | 2,552 |
|  | PCPT | Carport - Portable | 18x20x8 | Concrete | Composition Shingle | 360 | |
| | Qual | 4 | Cond 3 | Year 2010 | Eff Age 12 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (100% Phys/ % Func) | RCNLD | |
| | Base Cost (6.96 x 360) | | 2,506 | | 2,506 | 2,506 | |
|  | BNGP | Barn - General Purpose | 40x50x10 | Dirt | Formed Metal | 2,000 | |
| | Qual | 3 | Cond 3 | Year 2010 | Eff Age 12 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (25% Phys/ % Func) | RCNLD | |
| | Base Cost (19.63 x 2,000) | | 39,260 | | 39,260 | 9,815 | 29,445 |
|  | CPRV | Carport - RV | 40x20x16 | Dirt | Formed Metal | 800 | |
| | Qual | 3 | Cond 3 | Year 2010 | Eff Age 12 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (52% Phys/ % Func) | RCNLD | |
| | Base Cost (8.38 x 800) | | 6,704 | | 6,704 | 3,486 | 3,218 |



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| Lot Data | Primary Image |
|--|---------------|
| Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value | |

| Residential Data | |
|------------------|----------------------------------|
| Type | 6 Mobile Home 75 x 30 |
| Condition | 4 - Good |
| Quality | 4 - Good |
| Architecture | 3DW EXCP DWIDE MH - VGOOD |
| Style | 100% Double Wide |
| Exterior Wall | 100% Frame, Plywood or Hardboard |
| Base/Total Area | 2,250 / 2,250 |
| Style | 100% Double Wide |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 0 |
| Fixture/RghIn | 11 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | |
| Remodel | |
| Year/Eff Age | 2005 / 13 |

| GRM Approach | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | |
|---------------------|--|
| MRA Code | |
| Adusted R | |
| Indicated Value | |

| Direct Comparables | |
|--------------------|------------|
| Selection Model | 1 Res |
| Adjustment Model | A2 AO Test |
| Comparables | |
| Indicated Value | |

| Cost Approach | | | | Manual : 01/2025 | | | |
|---------------|-----------|---------------------|---|------------------|--|--|--|
| Base Cost | 85.79 | Total Misc Impr | + | 0 | | | |
| Roofing Adj | + 3.28 | Garage Cost | + | | | | |
| Subfloor Adj | + 0.00 | Total RCN | = | 225,923 | | | |
| Heat/Cool Adj | + 2.63 | Depreciation (43%) | - | 97,147 | | | |
| Plumbing Adj | + 8.71 | Lump Sums | + | 18,627 | | | |
| Basement Adj | + 0.00 | RCNLD | = | 147,403 | | | |
| Adj Base Cost | = 100.41 | Lot Value | + | | | | |
| Total Area | x 2,250 | Indicated Value | = | 147,403 | | | |
| Adjusted Cost | = 225,923 | Value Per SqFt | | 65.51 | | | |

| Value Reconciliation | | | |
|----------------------|---------------|-------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 147,403 | | |
| Lot Value | | | |
| Indicated Value | 147,403 | 65.51 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 147,403 | 65.51 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|---------------------|-----------|-------|------|-------|-----------|------|--------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| WODC | Wood Deck - Covered | 102953 | 16x14 | | 224 | 45.67 | | 10,230 |
| WODO | WOOD DECK - OPEN | 102954 | 14x10 | | 140 | 31.43 | 10% | 3,960 |
| WODC | WOOD DECK - COVERED | 146669 | 10x8 | | 80 | 61.62 | 10% | 4,437 |



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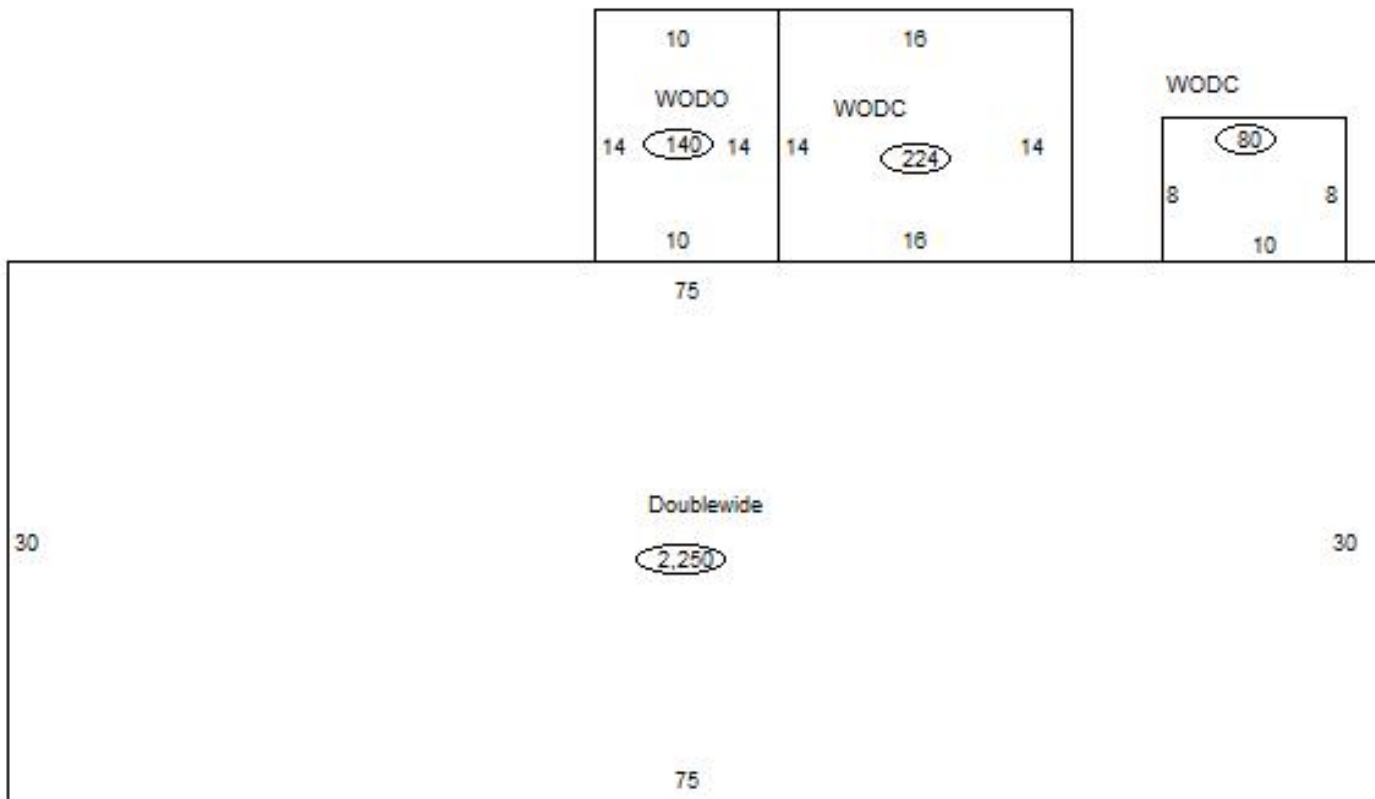
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|--------------|------------|--------------|
| 1 | R | 14 | | 13 | Doublewide | 2,250 | 1.000 | 2,250 |
| 2 | M | WODC | | 13 | WODC | 224 | 1.000 | 224 |
| 3 | M | WODO | | 13 | WODO | 140 | 1.000 | 140 |
| 4 | M | WODC | | 13 | WODC | 80 | 1.000 | 80 |
| Total Building Area | | | | | | 2,250 | | 2,250 |



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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 |
|-----------------------|---------------------------|----------|-----|----------|----------|--------|----------|----------|-----------|--------------|
| NAB | NEWTONIA SILT LOAM 1-3% S | IMP PST | 80 | | | 10.000 | 224 | 224 | 2,240 | 2,240 |
| IMP PST Totals | | | | | | 10.000 | | | 2,240 | 2,240 |
| Total Agland | | | | | | 10.000 | | | 2,240 | 2,240 |