



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image				
Account	660103559								
Parcel ID	24N17E-30-3-00000-001-0000								
Cadastral ID	30-24-17-00410								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	14 - CHELSEA RURAL								
Name ID	329714								
BYRD, RYAN W & SANDRA J									
16433 E 340 RD CHELSEA OK 74016-0000									
Parcel Location									
Situs	16433 E 340 RD								
Subdivision									
Lot/Block	/	Parcel Size	137.55 - Acres						
Sec/Twn/Rng	30 / 24 / 17 / 3								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.53118911 -95.53666704									
E2 NW LESS N 507' W 382' & LESS N 1089' E 720' THEREOF & E2 SW.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R22	R23 NEW SFR	10/2022	10/2022						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	CASLER, STACIE E	12/02/2019	425,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	2020	Land Value	16,879	16,879	11%	1,857	Assessed	32,090 2,655.45	
Year Frozen		Improvements	325,257	274,844		30,233	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -82.00	
TIF Project ID	0	Total Value	342,136	291,723		32,090	Total Taxable	31,090 2,573.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660103559	BYRD, RYAN W & SANDRA J	14	314,111	1000	30,155	2,495.00		
2024	2024-660103559	BYRD, RYAN W & SANDRA J	14	274,978	1000	29,248	2,469.00		
2023	2023-660103559	BYRD, RYAN W & SANDRA J	14	268,423	1000	28,527	2,432.00		
2022	2022-660103559	BYRD, RYAN W & SANDRA J	14	66,042	0	7,265	615.00		
2021	2021-660103559	BYRD, RYAN W & SANDRA J	14	66,042	0	7,265	616.00		
2020	2020-660103559	BYRD, RYAN W & SANDRA J	14	66,042	0	7,265	616.00		



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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	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,920 / 1,920
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,920
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2022 / 3

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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	91.42	Total Misc Impr	+ 30,788	Garage Cost	+		
Roofing Adj	+ 4.33	Total RCN	= 245,732	Depreciation (3%)	-	7,372	
Subfloor Adj	+ -2.07	Lump Sums	+ 0	RCNLD	=	238,360	
Heat/Cool Adj	+ 12.39	Lot Value	+ 238,360	Indicated Value	=	238,360	
Plumbing Adj	+ 5.87	Value Per SqFt	124.15				
Basement Adj	+ 0.00						
Adj Base Cost	= 111.95						
Total Area	x 1,920						
Adjusted Cost	= 214,944						

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	238,360		
Lot Value			
Indicated Value	238,360	124.15	Per SqFt
Agland Value	16,879		
Site Improvements	86,897		
Total Value	342,136	178.20	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155652	624		624	24.67		15,394
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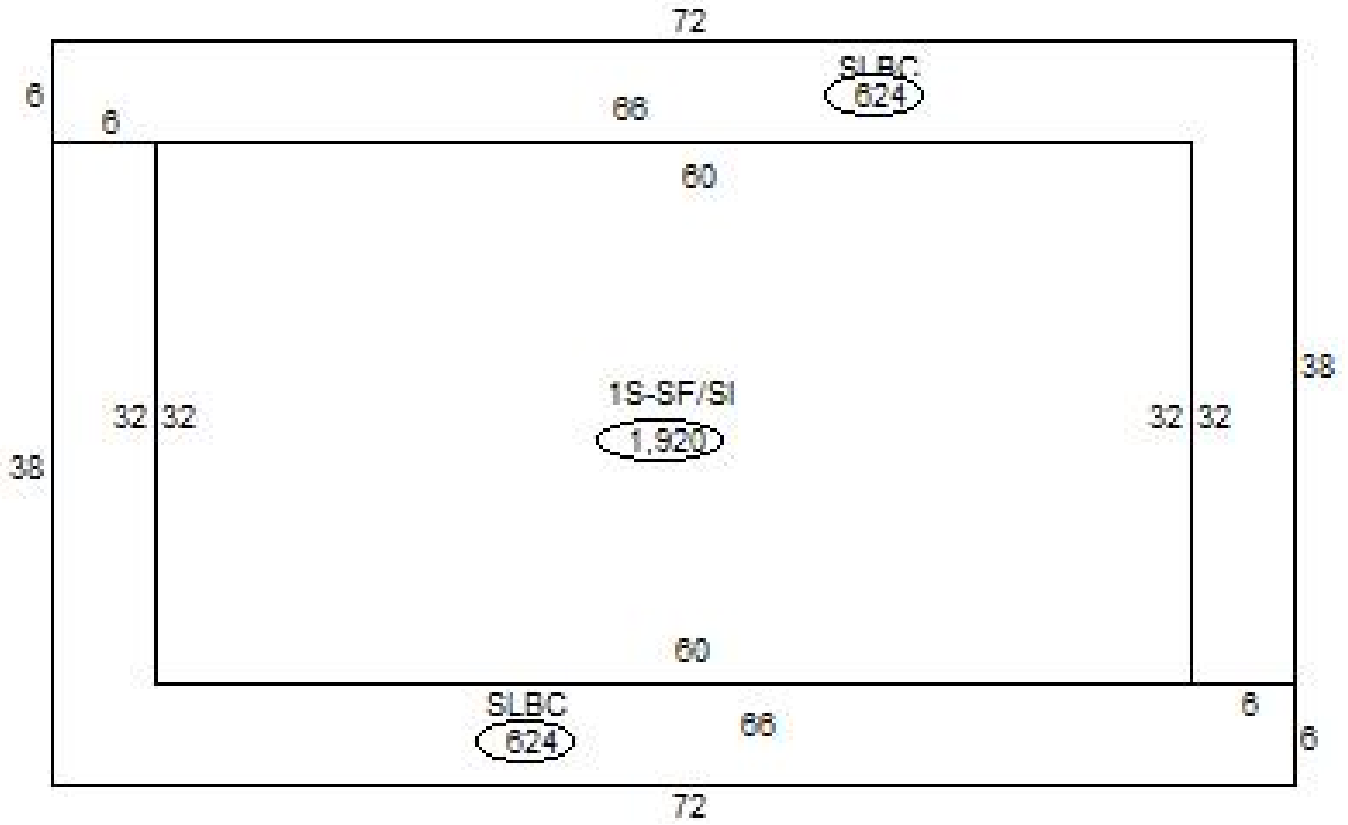
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,920	1.000	1,920
2	M	PRCH		20	SLBC	624	1.000	624
3	M	PRCH		20	SLBC	624	1.000	624
Total Building Area						1,920		1,920



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	20x40x8	Concrete	Formed Metal	800
	Qual	2	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD
	Base Cost (17.31 x 800)		13,848	13,848	1,246	12,602
	LNT0	Lean To - Attached	6x40x8	Gravel	Formed Metal	240
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
	Base Cost (11.10 x 240)		2,664	2,664	826	1,838
	UTIL	Shop Building	78x36x10	Concrete	Formed Metal	2,808
	Qual	4	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (28.54 x 2,808)		80,140	80,140	12,021	68,119
	LNT0	Lean To - Attached	78x14x10	Dirt	Formed Metal	1,092
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD
	Base Cost (6.97 x 1,092)		7,611	7,611	3,273	4,338



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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
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			15.000	92	92	1,377	1,377
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			6.000	92	92	551	551
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			1.000	92	92	92	92
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			1.000	92	92	92	92
CMB	CLAREMORE SILT LOAM 0-3%	TMBR	45			2.000	81	81	162	162
CO	COLLINSVILLE STONY LOAM	TMBR	22			3.000	40	40	119	119
CO	COLLINSVILLE STONY LOAM	TMBR	22			1.000	40	40	40	40
DNB	DENNIS SILT LOAM 1-3% SLO	TMBR	80			3.000	144	144	432	432
DNC	DENNIS SILT LOAM 3-5% SLO	TMBR	69			5.000	124	124	621	621
DNC	DENNIS SILT LOAM 3-5% SLO	TMBR	69			1.000	124	124	124	124
DNC	DENNIS SILT LOAM 3-5% SLO	TMBR	69			2.000	124	124	248	248
DNC	DENNIS SILT LOAM 3-5% SLO	TMBR	69			1.000	124	124	124	124
DNC	DENNIS SILT LOAM 3-5% SLO	TMBR	69			1.000	124	124	124	124
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			2.000	85	85	169	169
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			14.000	85	85	1,184	1,184
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			7.000	85	85	592	592
TMBR Totals						65.000			6,051	6,051
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			29.550	122	122	3,617	3,617
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			3.000	122	122	367	367
DNC	DENNIS SILT LOAM 3-5% SLO	NTV PST	69			9.000	166	166	1,490	1,490
NTV PST Totals						41.550			5,474	5,474
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			3.000	143	143	428	428
CO	COLLINSVILLE STONY LOAM	IMP PST	22			1.000	62	62	62	62
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			14.000	168	168	2,352	2,352
DNC	DENNIS SILT LOAM 3-5% SLO	IMP PST	69			13.000	193	193	2,512	2,512
IMP PST Totals						31.000			5,354	5,354
Total Agland						137.550			16,879	16,879