



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 660103720 Parcel ID 24N16E-23-1-00000-001-0000 Cadastral ID 23-24-16-00710 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 330278 KEYES, PHILLIP L & CHANTIEL 4292 S 4180 RD CHELSEA OK 74016-0000 Parcel Location Situs 04292 S 4180 RD Subdivision Lot/Block 0000 / 0000 Parcel Size 5 - Acres Sec/Twn/Rng 23 / 24 / 16 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>\\tsclient\T\BUFFY\BUFFY NEW CONST\08242020\IMG_0007.JPG 8/24/2020</p>				
Legal Description Lat/Long: 36.55080097 -95.56231524									
E 660' S2 S2 NE NE					Building Permits				
					Number	Description	Opened	Closed	Amount
					R20	R21- SPLIT	06/2020	08/2020	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	KEYES, PHILLIP L & CHANTIEL	04/29/2022	0	4
					/	KEYES, PAUL L &	02/13/2020	0	4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax
Remove Cap	2000		Land Value	1,120	1,120	11%	Assessed	11,937	987.79
Year Frozen			Improvements	111,089	107,403		Penalty	0	
Uncapped Value	0		Mobile Home	0	0		Exemption	1,000	-83.00
TIF Project ID	0		Total Value	112,209	108,523		Total Taxable	10,937	905.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660103720	KEYES, PHILLIP L & CHANTIEL			14	118,027	1000	10,590	876.00
2024	2024-660103720	KEYES, PHILLIP L & CHANTIEL			14	114,162	1000	10,252	865.00
2023	2023-660103720	KEYES, PHILLIP L & CHANTIEL			14	99,643	1000	9,925	846.00
2022	2022-660103720	KEYES, PHILLIP L & CHANTIEL			14	96,424	1000	9,606	813.00
2021	2021-660103720	KEYES, PHILLIP L & CHANTIEL			14	96,711	1000	9,639	817.00
2020	2020-660103720	KEYES, PHILLIP L & CHANTIEL			14	224	0	25	2.00



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Lot Data	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	
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	
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	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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	1,120
Site Improvements	
Total Value	1,120 0.00 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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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 68 x 28			GRM Approach			
Condition	4 - Good			GRM Code			
Quality	5 - Very Good			Gross Rent 0.00			
Architecture	6 MS ADJ			Indicated Value			
Style	100% Double Wide			Multiple Regression			
Exterior Wall	100% Frame, Siding, Vinyl			MRA Code			
Base/Total Area	1,904 / 1,904			Adusted R			
Style	100% Double Wide			Indicated Value			
HVAC	100% Warmed & Cooled Air			Direct Comparables			
Roof Cover	1 Composition Shingle			Selection Model 1 Res			
Area on Slab	0			Adjustment Model A2 AO Test			
Fixture/RghIn	/			Comparables			
Bed/F/H Bath	/ /			Indicated Value			
Basement Area				Value Reconciliation			
Garage Type				Selected Approach Cost Approach			
Remodel				Improvements 108,749			
Year/Eff Age	2020 / 4			Lot Value			
Cost Approach		Manual : 01/2025		Indicated Value 108,749 57.12 Per SqFt			
Base Cost	43.49	Total Misc Impr	+	0	Agland Value		
Roofing Adj	+ 3.88	Garage Cost	+		Site Improvements 2,340		
Subfloor Adj	+ 0.00	Total RCN	=	124,845	Total Value 111,089 58.35 Total Value Per SqFt		
Heat/Cool Adj	+ 3.52	Depreciation (14%)	-	17,478			
Plumbing Adj	+ 14.68	Lump Sums	+	1,382			
Basement Adj	+ 0.00	RCNLD	=	108,749			
Adj Base Cost	= 65.57	Lot Value	+				
Total Area	x 1,904	Indicated Value	=	108,749			
Adjusted Cost	= 124,845	Value Per SqFt		57.12			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	166259	4x4		16	43.19		691
WODO	Wood Deck - Open	166260	4x4		16	43.19		691



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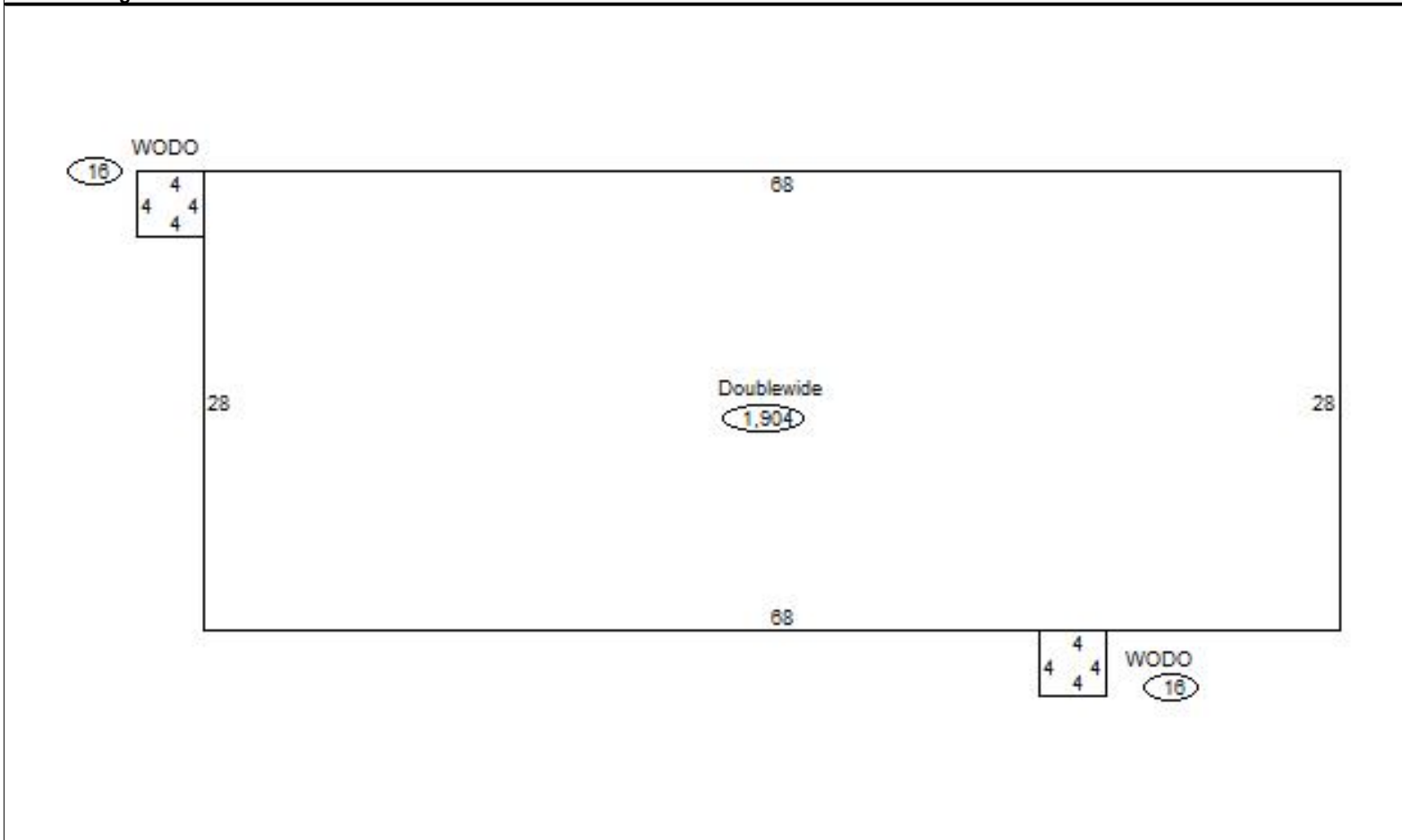
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Sketch Image

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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	1,904	1.000	1,904
2	M	WODO		13	WODO	16	1.000	16
3	M	WODO		13	WODO	16	1.000	16
Total Building Area						1,904		1,904



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x18x8	Plank	Formed Metal	180
	Qual 3	Cond 3	Year 2010	Eff Age 12		

Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (24.08 x 180)	4,334		4,334	1,994
				2,340



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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			5.000	224	224	1,120	1,120
IMP PST Totals						5.000			1,120	1,120
Total Agland						5.000			1,120	1,120