



# 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	660106806								
Parcel ID	23N17E-24-3-00000-003-0000								
Cadastral ID	24-23-17-00423								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	71 - CHELSEA RURAL/FOYIL FIRE								
Name ID	338339								
CANTWELL, WESLEY D & JENNIFER									
21499 E 390 RD CHELSEA OK 74016-0000									
Parcel Location									
Situs	21499 E 390 RD								
Subdivision									
Lot/Block	/	Parcel Size	6.88 - Acres						
Sec/Twn/Rng	24 / 23 / 17 / 3								
Neighborhood	4070 - FOYIL SEQUOYAH AREA								
School District	S003 - CHELSEA SCHOOLS								
660106806_002.JPG 1/30/2025									
Legal Description					Building Permits				
Lat/Long: 36.45822799 -95.44296398					Number	Description	Opened	Closed	Amount
TR DESC 2022-004909 AS BEG NE/C W2 W2 SE ; S00.0910E 659.87'; S26.4244W 360.76'; N89.4307W 168.55'; N00.1008W 982.90'; S89.4326E 331.86' TO POB.					S22	SPLIT	05/2022	09/2022	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	SMITH, EUNA M & WESLEY CANTWEL	03/15/2022		0 4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax	
Remove Cap		Land Value	372	372	11%	Assessed	26,030	2,492.11	
Year Frozen		Improvements	237,348	236,270		Penalty	0		
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-83.00	
TIF Project ID	0	Total Value	237,720	236,642		Total Taxable	25,030	2,409.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660106806	CANTWELL, WESLEY D & JENNIFER	71	230,739	0	25,272	2,419.00		
2024	2024-660106806	CANTWELL, WESLEY D & JENNIFER	71	372	0	41	4.00		
2023	2023-660106806	CANTWELL, WESLEY D & JENNIFER	71	372	0	41	4.00		
2022	2022-660106806	CANTWELL, WESLEY D & JENNIFER	71	372	0	41	4.00		



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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	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,160 / 2,160
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,160
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2021 / 4

660106806_002.JPG	1/30/2025
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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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	236,348		
Lot Value			
Indicated Value	236,348	109.42	Per SqFt
Agland Value	372		
Site Improvements	1,000		
Total Value	237,720	110.06	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	91.46	Total Misc Impr	+	0			
Roofing Adj	+ 5.07	Garage Cost	+				
Subfloor Adj	+ -2.16	Total RCN	=	242,633			
Heat/Cool Adj	+ 12.64	Depreciation ( 4%)	-	9,705			
Plumbing Adj	+ 5.32	Lump Sums	+	3,420			
Basement Adj	+ 0.00	RCNLD	=	236,348			
Adj Base Cost	= 112.33	Lot Value	+				
Total Area	x 2,160	Indicated Value	=	236,348			
Adjusted Cost	= 242,633	Value Per SqFt		109.42			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SEP	Screen Enclosed Porch	168531	45x8		360	9.50		3,420



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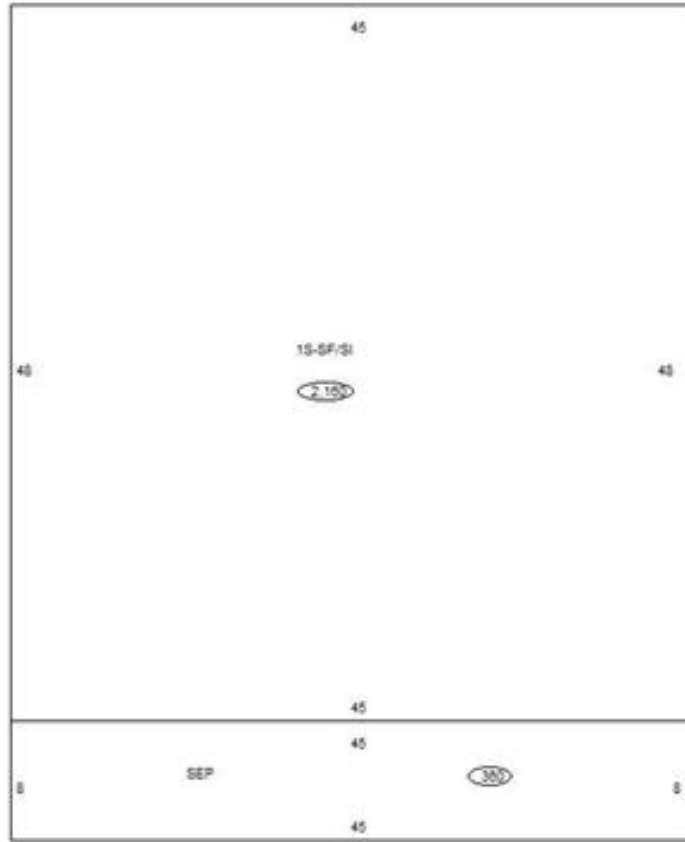
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	2,160	1.000	2,160
2	M	SEP		10	SEP	360	1.000	360
<b>Total Building Area</b>						2,160		2,160



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	20x22x8	Gravel	Formed Metal	440
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2021	<b>Eff Age</b> 4		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.61 x 440)		2,028		2,028		2,028
SHDS	Shed - Small		10x10x8	Plank	Formed Metal	100
<b>Qual</b> 3	<b>Cond</b> 2	<b>Year</b> 2020	<b>Eff Age</b> 6			
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (27.32 x 100)		2,732		2,732		2,732
SHIP	Shipping/Storage Container		8x20x8			160
<b>Qual</b> 0	<b>Cond</b>	<b>Year</b> 0	<b>Eff Age</b> 0			
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ 0% Func)</b>		<b>RCNLD</b>
Base Cost (6.25 x 160)		1,000		1,000		1,000



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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
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			6.880	54	54	372	372
<b>TMBR Totals</b>						6.880			372	372
<b>Total Agland</b>						6.880			372	372