




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 660108092 Parcel ID 24N18E-05-4-00000-001-0000 Cadastral ID 05-24-18-00830 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 341740 LONDO, JOHN E II & CARLA R 23611 E 300 RD CHELSEA OK 74016-0000 Parcel Location Situs 23611 E 300 RD Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 5 / 24 / 18 / 4 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS |  <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2024-1-4\IMG_0021. 1/5/2024</p> | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.58448308 -95.40701289 SW SE | 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>S23</td> <td>S24 SPLIT</td> <td>06/2023</td> <td>12/2023</td> <td></td> </tr> </tbody> </table> | Number | Description | Opened | Closed | Amount | S23 | S24 SPLIT | 06/2023 | 12/2023 | | | | | | | | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | | | | | | | | |
| S23 | S24 SPLIT | 06/2023 | 12/2023 | | | | | | | | | | | | | | | | | | | | | | | |
| Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table> | Code | Type | Active | Maximum | Exemption | H | Homestead | Yes | 1,000 | 1,000 | H | Homestead | No | 1,000 | | Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>BUNNELL, JAMES R</td> <td>05/04/2023</td> <td>695,000</td> <td>21</td> </tr> </tbody> </table> | Bk/Pg | Grantor | Date | Price | Code | / | BUNNELL, JAMES R | 05/04/2023 | 695,000 | 21 |
| Code | Type | Active | Maximum | Exemption | | | | | | | | | | | | | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | | | | | | | | | | | | | | | | | | | | | | |
| H | Homestead | No | 1,000 | | | | | | | | | | | | | | | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | | | | | | | | | | | | | |
| / | BUNNELL, JAMES R | 05/04/2023 | 695,000 | 21 | | | | | | | | | | | | | | | | | | | | | | |

| Parcel Valuation | | | | | | | | | |
|--------------------|------------------|----------------------------|----------|-------------|------------|---------------|---------------|-------------|----------|
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 82.750 | Current Tax | |
| Remove Cap | 2024 | Land Value | 5,922 | 5,922 | 11% | 651 | Assessed | 27,789 | 2,299.54 |
| Year Frozen | 2022 | Improvements | 277,070 | 246,709 | | 27,138 | Penalty | 0 | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 | -83.00 |
| TIF Project ID | 0 | Total Value | 282,992 | 252,631 | | 27,789 | Total Taxable | 26,789 | 2,217.00 |
| Assessment History | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | |
| 2025 | 2025-660108092 | LONDO, JOHN E II & CARLA R | 14 | 245,273 | 1000 | 25,980 | 2,150.00 | | |
| 2024 | 2024-660108092 | LONDO, JOHN E II & CARLA R | 14 | 259,250 | 1000 | 27,518 | 2,323.00 | | |
| 2023 | 2023-660108092 | LONDO, JOHN E II & CARLA R | 14 | 220,630 | 1000 | 21,871 | 1,864.00 | | |



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| | |
|---|-----------------|
| Lot Data - CHELSEA FOYIL RURAL (UNITS BUILDABLE) | |
| Lot Size | |
| Lot Count | |
| Units Buildable | |
| 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 | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 3 - Average |
| Architecture | |
| Style | 100% Two Story |
| Exterior Wall | 100% Frame, Siding, Vinyl |
| Base/Total Area | 1,740 / 3,480 |
| Style | 100% Two Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 0 |
| Fixture/RghIn | 14 / |
| Bed/F/H Bath | 5 / 2.5 / |
| Basement Area | |
| Garage Type | 624 Attached Garage - Unfinished |
| Remodel | |
| Year/Eff Age | 1985 / 31 |

| | |
|---------------------|------|
| 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 | 76.26 | Total Misc Impr | + 18,243 |
| Roofing Adj | + 2.31 | Garage Cost | + 18,584 |
| Subfloor Adj | + 0.00 | Total RCN | = 372,508 |
| Heat/Cool Adj | + 12.39 | Depreciation (39%) | - 145,278 |
| Plumbing Adj | + 5.50 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 227,230 |
| Adj Base Cost | = 96.46 | Lot Value | + 65.30 |
| Total Area | x 3,480 | Indicated Value | = 227,230 |
| Adjusted Cost | = 335,681 | Value Per SqFt | 65.30 |

| | | | |
|-----------------------------|---------------|-------|----------------------|
| Value Reconciliation | | | |
| Selected Approach | Cost Approach | | |
| Improvements | 227,230 | | |
| Lot Value | | | |
| Indicated Value | 227,230 | 65.30 | Per SqFt |
| Agland Value | 5,922 | | |
| Site Improvements | 49,840 | | |
| Total Value | 282,992 | 81.32 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|-----------------------------------|-----------------------------|-----------|------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | SLAB PORCH - COVERED | 12111 | 38x4 | | 152 | 25.92 | | 3,940 |
| PRCH | SLAB PORCH - COVERED | 12112 | 30x8 | | 240 | 25.66 | | 6,158 |
| EPSW | ENCLOSED PORCH - SOLID WALL | 128311 | 8x8 | | 64 | 68.87 | | 4,408 |
| PRCH | SLAB PORCH - COVERED | 128312 | 18x8 | | 144 | 25.95 | | 3,737 |



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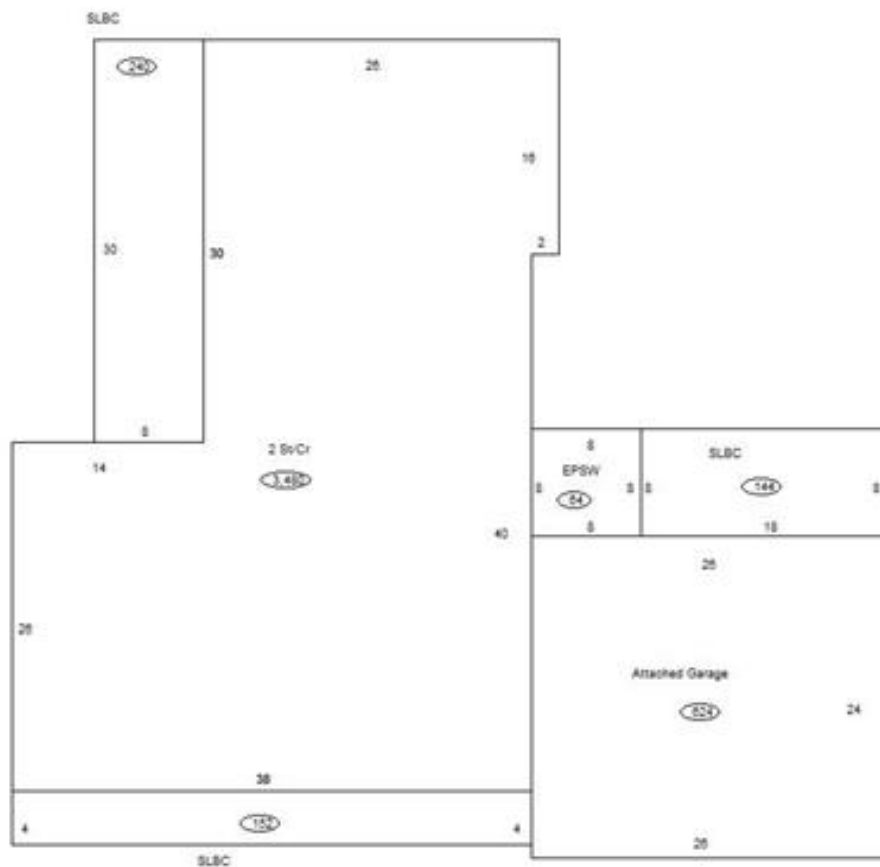
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|-----------------|--------------|------------|--------------|
| 1 | R | 2 | Crawl | 10 | 2 St/Cr | 1,740 | 2.000 | 3,480 |
| 2 | G | 1 | | 10 | Attached Garage | 624 | 1.000 | 624 |
| 3 | M | PRCH | | 10 | SLBC | 152 | 1.000 | 152 |
| 4 | M | PRCH | | 10 | SLBC | 240 | 1.000 | 240 |
| 5 | M | EPSW | | 10 | EPSW | 64 | 1.000 | 64 |
| 6 | M | PRCH | | 10 | SLBC | 144 | 1.000 | 144 |
| Total Building Area | | | | | | 1,740 | | 3,480 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units | |
|----------------|---------------------------|---------------|-----------------------|------------|---------------------------------|--------------|--------|
| | SV | SWIM VINYL | 0x0x0 | | | 1 | |
| | Qual | 3 | Cond 3 | Year | 2006 | Eff Age | |
| | Valuation Summary | | Modifier Total | RCN | Depr (% Phys/ 20% Func) | RCNLD | |
| | Base Cost (25,000.00 x 1) | | 25,000 | | 25,000 | 5,000 | 20,000 |
| | UTIL | SHOP BUILDING | 0x0x0 | | | 2,000 | |
| | Qual | 2 | Cond 3 | Year | | Eff Age | |
| | Valuation Summary | | Modifier Total | RCN | Depr (50% Phys/ % Func) | RCNLD | |
| | Base Cost (26.89 x 2,000) | | 53,780 | | 53,780 | 26,890 | 26,890 |
| | GF | GAZEBO FAIR | 0x0x0 | | | 1 | |
| | Qual | 2 | Cond 3 | Year | | Eff Age | |
| | Valuation Summary | | Modifier Total | RCN | Depr (0% Phys/ % Func) | RCNLD | |
| | Base Cost (2,950.00 x 1) | | 2,950 | | 2,950 | | 2,950 |
| | STF | STG FAIR | 0x0x0 | | | | |
| | Qual | 2 | Cond 3 | Year | | Eff Age | 1520 |
| | Valuation Summary | | Modifier Total | RCN | Depr (100% Phys/ % Func) | RCNLD | |
| | Base Cost (4.68 x) | | | | | | |
| | STF | STG FAIR | 0x0x0 | | | | |
| | Qual | 2 | Cond | Year | | Eff Age | |
| | Valuation Summary | | Modifier Total | RCN | Depr (100% Phys/ % Func) | RCNLD | |
| | Base Cost (4.68 x) | | | | | | |



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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 |
|-----------------------|---------------------------|----------|-----|----------|----------|--------|----------|----------|-----------|--------------|
| DNB | DENNIS SILT LOAM 1-3% SLO | TMBR | 80 | | | 2.000 | 144 | 144 | 288 | 288 |
| TMBR Totals | | | | | | 2.000 | | | 288 | 288 |
| BR | BREAKS-ALLUVIAL LAND COMP | NTV PST | 30 | | | 1.450 | 72 | 72 | 104 | 104 |
| DBC | DENNIS-BATES COMPLEX 2-5% | NTV PST | 60 | | | 31.000 | 144 | 144 | 4,464 | 4,464 |
| DNB | DENNIS SILT LOAM 1-3% SLO | NTV PST | 80 | | | 5.550 | 192 | 192 | 1,066 | 1,066 |
| NTV PST Totals | | | | | | 38.000 | | | 5,634 | 5,634 |
| Total Agland | | | | | | 40.000 | | | 5,922 | 5,922 |