



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data	Primary Image
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Account 660109072
Parcel ID 24N18E-09-1-00000-001-0000
Cadastral ID 09-24-18-00410
Property Type REAL - Real Property
Property Class RA VI Area 2
Tax Area 14 - CHELSEA RURAL
Name ID 344691
O'CONNOR, RUSH & ERICKA

7610 WAR ACRE RD
TALALA OK 74080-0000

Parcel Location

Situs 02498 S 4280 RD
Subdivision
Lot/Block / Parcel Size 10 - Acres
Sec/Twn/Rng 9 / 24 / 18 / 1
Neighborhood 4050 - CHELSEA FOYIL RURAL
School District S003 - CHELSEA SCHOOLS



\\tsclient\T\TOMMY DUNLAP\New folder (403)\IMG_0007.JPG 11/20/2024

Legal Description Lat/Long: 36.57636470 -95.38334698

TR DESC 2024-007355 AS BEG SE/C NE; S88.2712W 660'; N01.5544W 660'; N88.2712E 660'; S01.5544E 660' TO POB

Building Permits

Number	Description	Opened	Closed	Amount
R24 268	NEW MANUFACTURED HOME 28X56 1	08/2024	02/2025	90,000
S24	S25 SPLIT	07/2024	08/2024	

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	Yes	1,000	1,000

Sale History

Bk/Pg	Grantor	Date	Price	Code
/	O'CONNOR, JAMES JEFFREY	06/11/2024	0	4

Parcel Valuation

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax
Remove Cap	Land Value	1,292	1,292	11%	142	Assessed	5,956	492.86
Year Frozen	Improvements	52,853	52,853		5,814	Penalty	0	
Uncapped Value	0	0	0		0	Exemption	1,000	-83.00
TIF Project ID	0	54,145	54,145		5,956	Total Taxable	4,956	410.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660109072	O'CONNOR, RUSH & ERICKA	14	54,826	0	5,939	491.00
2024	2024-660109072	O'CONNOR, RUSH & ERICKA	14	1,292	0	49	4.00



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<p>Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE)</p> <p>Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY</p> <p>Method Units-Buildable Base Lot Value Factor Value Adjustments Lot Value</p>	<p>Primary Image</p>																																													
Residential Data																																														
<p>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 /</p>	<p>GRM Approach</p> <p>GRM Code Gross Rent 0.00 Indicated Value</p> <p>Multiple Regression</p> <p>MRA Code Adjusted R Indicated Value</p> <p>Direct Comparables</p> <p>Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value</p>																																													
Cost Approach Manual : 01/2025																																														
<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Base Cost</td> <td style="width:10%;">0.00</td> <td style="width:15%;">Total Misc Impr</td> <td style="width:10%;">+</td> <td style="width:10%;">0</td> </tr> <tr> <td>Roofing Adj</td> <td>+</td> <td>0.00</td> <td>Garage Cost</td> <td>+</td> </tr> <tr> <td>Subfloor Adj</td> <td>+</td> <td>0.00</td> <td>Total RCN</td> <td>=</td> </tr> <tr> <td>Heat/Cool Adj</td> <td>+</td> <td>0.00</td> <td>Depreciation (0%)</td> <td>-</td> </tr> <tr> <td>Plumbing Adj</td> <td>+</td> <td>0.00</td> <td>Lump Sums</td> <td>+</td> </tr> <tr> <td>Basement Adj</td> <td>+</td> <td>0.00</td> <td>RCNLD</td> <td>=</td> </tr> <tr> <td>Adj Base Cost</td> <td>=</td> <td>0.00</td> <td>Lot Value</td> <td>+</td> </tr> <tr> <td>Total Area</td> <td>x</td> <td></td> <td>Indicated Value</td> <td>=</td> </tr> <tr> <td>Adjusted Cost</td> <td>=</td> <td>0</td> <td>Value Per SqFt</td> <td>0.00</td> </tr> </table>	Base Cost	0.00	Total Misc Impr	+	0	Roofing Adj	+	0.00	Garage Cost	+	Subfloor Adj	+	0.00	Total RCN	=	Heat/Cool Adj	+	0.00	Depreciation (0%)	-	Plumbing Adj	+	0.00	Lump Sums	+	Basement Adj	+	0.00	RCNLD	=	Adj Base Cost	=	0.00	Lot Value	+	Total Area	x		Indicated Value	=	Adjusted Cost	=	0	Value Per SqFt	0.00	<p>Value Reconciliation</p> <p>Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 1,292 Site Improvements Total Value 1,292 0.00 Total Value Per SqFt</p>
Base Cost	0.00	Total Misc Impr	+	0																																										
Roofing Adj	+	0.00	Garage Cost	+																																										
Subfloor Adj	+	0.00	Total RCN	=																																										
Heat/Cool Adj	+	0.00	Depreciation (0%)	-																																										
Plumbing Adj	+	0.00	Lump Sums	+																																										
Basement Adj	+	0.00	RCNLD	=																																										
Adj Base Cost	=	0.00	Lot Value	+																																										
Total Area	x		Indicated Value	=																																										
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Miscellaneous Improvements																																														
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value																																						



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Lot Data	
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 46 x 28
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,288 / 1,288
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2002 / 18

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	52,853
Lot Value	
Indicated Value	52,853
Agland Value	41.03 Per SqFt
Site Improvements	
Total Value	52,853
	41.03 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	63.57	Total Misc Impr	+ 0
Roofing Adj	+ 3.17	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 105,706
Heat/Cool Adj	+ 3.95	Depreciation (50%)	- 52,853
Plumbing Adj	+ 11.39	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 52,853
Adj Base Cost	= 82.07	Lot Value	+ 52,853
Total Area	x 1,288	Indicated Value	= 52,853
Adjusted Cost	= 105,706	Value Per SqFt	41.03

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



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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		10	MobH	1,288	1.000	1,288
Total Building Area						1,288		1,288



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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			4.303	54	54	232	232
TMBR Totals						4.303			232	232
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			.697	144	144	100	100
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			5.000	192	192	960	960
NTV PST Totals						5.697			1,060	1,060
Total Agland						10.000			1,292	1,292