



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 11:25:15  
 Page 1

Assessment Data				Primary Image					
Account	660109327								
Parcel ID	24N17E-11-1-00000-001-0000								
Cadastral ID	11-24-17-01210								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	14 - CHELSEA RURAL								
Name ID	345048								
BYRD, JAMES KEITH JR									
20700 E 300 RD CHELSEA OK 74016-0000									
Parcel Location									
Situs	20700 E 300 RD								
Subdivision									
Lot/Block	/	Parcel Size	25 - Acres						
Sec/Twn/Rng	11 / 24 / 17 / 1								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.56913202 -95.49066103				Building Permits					
TR DESC 2024-009335 AS BEG NW/C N2 NE; N88.0625E 828.57'; S01 3348E 1315.36'; S88.1456W 828.56'; N01.3348W 1313.31' TO POB.				Number	Description	Opened	Closed	Amount	
				S24	S25 SPLIT	08/2024			
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	TRICKEY, TODD WAYNE &	07/22/2024	577,500	21
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax
Remove Cap	2025	Land Value	3,372	3,372	11%	371	Assessed	32,196	2,664.22
Year Frozen		Improvements	290,123	289,317		31,825	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	293,495	292,689		32,196	Total Taxable	32,196	2,664.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660109327	BYRD, JAMES KEITH JR			14	284,165	0	31,258	2,587.00
2024	2024-660109327	BYRD, JAMES KEITH JR			14	307,127	1000	24,283	2,049.00



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Date 04/18/2026  
Time 11:25:15  
Page 2

Lot Data	Primary Image
<p>Lot Size</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Method</p> <p>Base Lot Value</p> <p>Factor Value</p> <p>Adjustments</p> <p>Lot Value</p>	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Frame, Siding, Wood 20% Frame, Siding, Me
Base/Total Area	2,094 / 2,094
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,094
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	499 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

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	96.17	Total Misc Impr	+ 43,039	Roofing Adj	+ 5.35	Garage Cost	+ 15,590
Subfloor Adj	+ -2.15	Total RCN	= 311,773	Heat/Cool Adj	+ 12.39	Depreciation ( 8%)	- 24,942
Plumbing Adj	+ 9.13	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 286,831
Adj Base Cost	= 120.89	Lot Value	+ 286,831	Total Area	x 2,094	Indicated Value	= 286,831
Adjusted Cost	= 253,144	Value Per SqFt	136.98	Adjusted Cost	= 253,144	Value Per SqFt	136.98

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	286,831		
Lot Value			
Indicated Value	286,831	136.98	Per SqFt
Agland Value	3,372		
Site Improvements	3,292		
Total Value	293,495	140.16	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	129129	17x12		204	67.75		13,821
PRCH	SLAB PORCH - COVERED	129130	1090		1,090	23.65		25,779
PATO	SLAB PORCH - OPEN	129131	24x17		408	8.43		3,439



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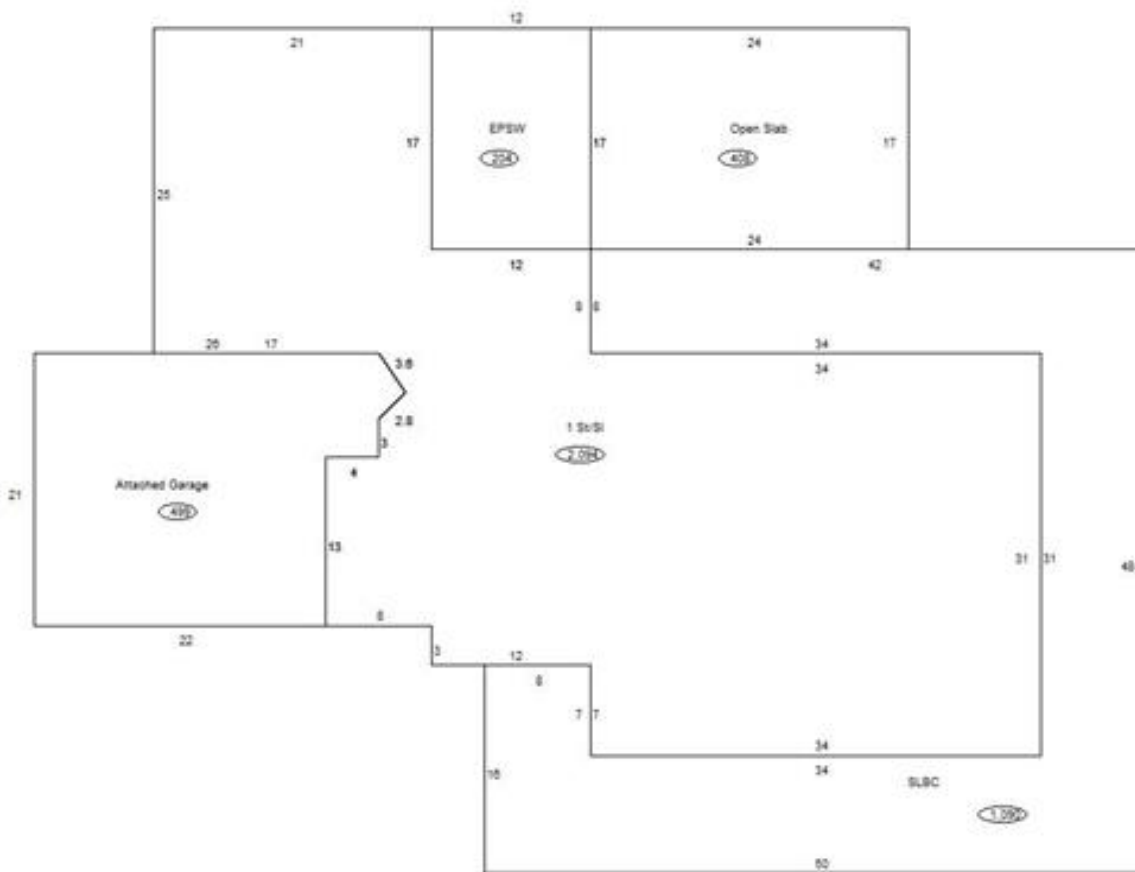
Date 04/18/2026

Time 11:25:15

Page 3

### Sketch Image

660109327



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,094	1.000	2,094
2	G	1		10	Attached Garage	499	1.000	499
3	M	EPSW		10	EPSW	204	1.000	204
4	M	PRCH		10	SLBC	1,090	1.000	1,090
5	M	PATO		10	Open Slab	408	1.000	408
<b>Total Building Area</b>						<b>2,094</b>		<b>2,094</b>



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Date 04/18/2026  
Time 11:25:15  
Page 4

660109327

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	10x20x0			200
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.26 x 200)		852		852 170	682
	LF	LOAFING SHED	25x35x0			875
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.26 x 875)		3,728		3,728 1,118	2,610



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Date 04/18/2026  
Time 11:25:15  
Page 5

### Agland Inventory

660109327

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			.107	122	122	13	13
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			8.490	72	72	611	611
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			.588	144	144	85	85
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			5.000	144	144	720	720
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			5.727	192	192	1,100	1,100
DNC	DENNIS SILT LOAM 3-5% SLO	NTV PST	69			5.088	166	166	843	843
<b>NTV PST Totals</b>						25.000			3,372	3,372
<b>Total Agland</b>						25.000			3,372	3,372