



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:31:10
 Page 1

Assessment Data				Primary Image						
Account	660109634			No Image On File						
Parcel ID	24N17E-11-1-00000-004-0000									
Cadastral ID	11-24-17-01240									
Property Type	REAL - Real Property									
Property Class	RR	VI Area	2							
Tax Area	14 - CHELSEA RURAL									
Name ID	345841									
GILBERTSON, BARBARA BRECHEEN										
431 S 4 CORNERS RD MCALESTER OK 74501-0000										
Parcel Location										
Situs										
Subdivision										
Lot/Block	/	Parcel Size	18 - 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 2024-015491 AS BEG 660.51' W NE/C N2 NE; S01.3717E 1318 18'; S88.1456W 565.15'; N01.3717W 1316.71'; N88.0625E 595.16' TO POB.				Number	Description	Opened	Closed	Amount		
				S24	S25 SPLIT	12/2024				
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	TRICKEY, TODD WAYNE &	11/13/2024	150,000	YES	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	2025	Land Value	122,648	122,648	11%	13,491	Assessed	13,491	1,116.38	
Year Frozen		Improvements	0	0		0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	122,648	122,648		13,491	Total Taxable	13,491	1,116.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660109634	GILBERTSON, BARBARA BRECHEEN			14	150,000	0	16,500	1,365.00	



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:31:10
 Page 2

Lot Data		Square-Foot - NBHD 4050 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	17.9676							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Square-Foot							
Base Lot Value	782,667.00 x .28 = 216,349							
Factor Value								
Adjustments	0.5669							
Lot Value	122,648							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent	0.00			
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model	1 Res			
Year/Eff Age	/			Adjustment Model	A2 AO Test			
Cost Approach		Manual : 01/2025		Comparables				
Base Cost	0.00	Total Misc Impr	+ 0	Indicated Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Value Reconciliation				
Subfloor Adj	+ 0.00	Total RCN	= 0	Selected Approach	Cost Approach			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0	Improvements				
Plumbing Adj	+ 0.00	Lump Sums	+ 0	Lot Value	122,648			
Basement Adj	+ 0.00	RCNLD	= 0	Indicated Value	122,648			
Adj Base Cost	= 0.00	Lot Value	+ 122,648	Agland Value	0.00 Per SqFt			
Total Area	x	Indicated Value	= 122,648	Site Improvements				
Adjusted Cost	= 0	Value Per SqFt	0.00	Total Value	122,648 0.00 Total Value Per SqFt			
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value