



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:41:15
Page 1

Assessment Data					Primary Image				
Account	660110434				<p>660013532_001.JPG 2/10/2025</p>				
Parcel ID	24N16E-13-2-00000-001-0000								
Cadastral ID	13-24-16-00310								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	14 - CHELSEA RURAL								
Name ID	348144								
BATTLES, ALISON LYNN									
3428 S 4180 RD CHELSEA OK OK 74016-0000									
Parcel Location									
Situs	03428 S 4180 RD								
Subdivision									
Lot/Block	/	Parcel Size	23.88 - Acres						
Sec/Twn/Rng	13 / 24 / 16 / 2								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.56306693 -95.55734026									
TR DESC 2025-012583 AS BEG SW/C NW; N01.1900W 1817.77'; N88 4100E 22.95'; S64.0756E 716.96'; S01.1922E 88.3346E 834.35'; S53 3942W 1316.52'; CURVE LEFT RAD 978.95 ARC DIST 705.20 CENT ANG 41.1625 CHORD BEAR S33.0129W CHORD LENGTH 690.05'; S88 3318W 27.65' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
S25	S26 SPLIT MOVED NEW 2025 SFR HEI	09/2025	11/2025						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	BATTLES, ALISON LYNN 1/3 INT &	09/04/2025	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap		Land Value	4,584	4,270	11%	470	Assessed	61,845 5,117.67	
Year Frozen		Improvements	567,249	557,954		61,375	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -83.00	
TIF Project ID	0	Total Value	571,833	562,224		61,845	Total Taxable	60,845 5,035.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660110434	BATTLES, ALISON LYNN	14	571,395	0	60,043	4,969.00		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:41:15
Page 2

Lot Data	
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	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	MTL METAL HOME
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	3,356 / 4,256
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	3,356
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	720 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	567,249		
Lot Value			
Indicated Value	567,249	133.28	Per SqFt
Agland Value	4,584		
Site Improvements			
Total Value	1,139,082	267.64	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	86.93	Total Misc Impr	+ 71,062
Roofing Adj	+ 4.93	Garage Cost	+ 40,156
Subfloor Adj	+ -3.38	Total RCN	= 578,825
Heat/Cool Adj	+ 15.98	Depreciation (2%)	- 11,576
Plumbing Adj	+ 5.41	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 567,249
Adj Base Cost	= 109.87	Lot Value	+ 567,249
Total Area	x 4,256	Indicated Value	= 567,249
Adjusted Cost	= 467,607	Value Per SqFt	133.28

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	166097	1164		1,164	29.06		33,826
PRCH	Porch	166099	64x14		896	29.47		26,405
GENR	Generator - Residential Standby			1	1	3,731.84		3,732
FPR1	Fireplace - Residential 1 Story			1	1	7,098.99		7,099



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

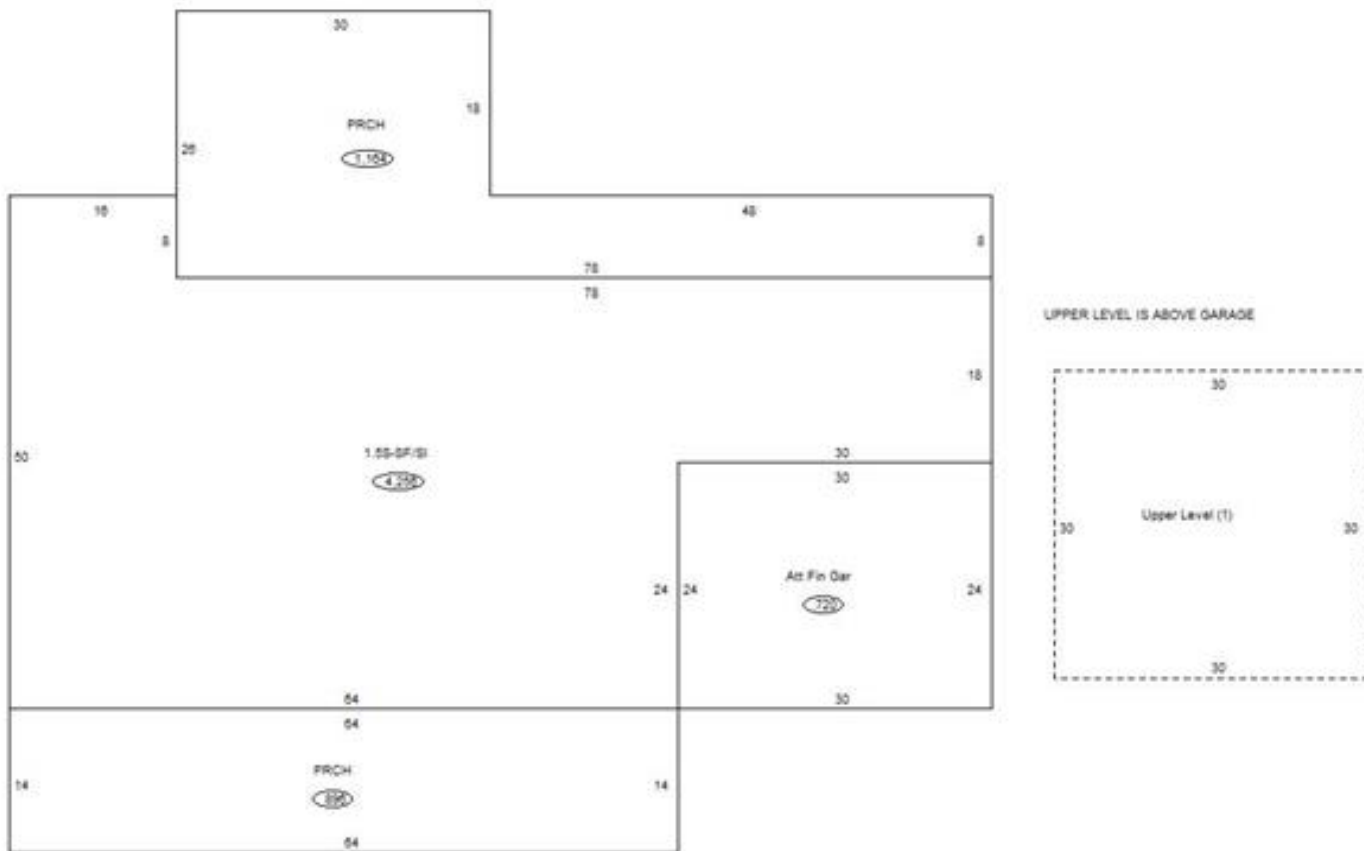
Date 04/18/2026

Time 11:41:15

Page 3

Sketch Image

660110434



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5S-SF/SI	3,356	1.268	4,256
2	M	PRCH		10	PRCH	1,164	1.000	1,164
3	G	5		10	Att Fin Gar	720	1.000	720
4	M	PRCH		10	PRCH	896	1.000	896
5	U	^UL		10	Upper Level (1)	900	1.000	900
6	N	0		10	UPPER LEVEL IS ABOVE GARAGE		0.000	
Total Building Area						3,356		4,256



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:41:16
Page 4

Agland Inventory

660110434

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			.010	54	54	1	1
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			23.870	192	192	4,583	4,583
NTV PST Totals						23.880			4,584	4,584
Total Agland						23.880			4,584	4,584