



# 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  | 660110753                     |              |               | No Image On File |             |                   |               |         |             |
| Parcel ID  | 23N17E-08-3-00000-004-0000    |              |               |                  |             |                   |               |         |             |
| Cadastral ID   | 08-23-17-00430                |              |               |                  |             |                   |               |         |             |
| Property Type  | REAL - Real Property          |              |               |                  |             |                   |               |         |             |
| Property Class   | RA                            | VI Area      | 2             |                  |             |                   |               |         |             |
| Tax Area   | 71 - CHELSEA RURAL/FOYIL FIRE |              |               |                  |             |                   |               |         |             |
| Name ID  | 349327                        |              |               |                  |             |                   |               |         |             |
| MCKAIN, MICHAEL MATTHEW  |                               |              |               |                  |             |                   |               |         |             |
| 3816 S DOGWOOD BLVD<br>BROKEN ARROW OK 74011-0000  |                               |              |               |                  |             |                   |               |         |             |
| Parcel Location  |                               |              |               |                  |             |                   |               |         |             |
| Situs  |                               |              |               |                  |             |                   |               |         |             |
| Subdivision  |                               |              |               |                  |             |                   |               |         |             |
| Lot/Block  | /                             | Parcel Size  | 12.19 - Acres |                  |             |                   |               |         |             |
| Sec/Twn/Rng  | 8 / 23 / 17 / 3               |              |               |                  |             |                   |               |         |             |
| Neighborhood   | 4050 - CHELSEA FOYIL RURAL    |              |               |                  |             |                   |               |         |             |
| School District  | S003 - CHELSEA SCHOOLS        |              |               |                  |             |                   |               |         |             |
| Legal Description Lat/Long: 36.48494017 -95.51859691   |                               |              |               | Building Permits |             |                   |               |         |             |
| TR DESC 2026-000618 AS BEG BE/C E2 SW; S01.3001E 437.42'; N89 0057W 653'; N20.4309E 445.17'; N88.5114E 484.05' TO POB &TR DESC 2026-000618 AS AS COMM NE/C E2 SW; S01.3001E 437.42' TO POB; S01.3001E 336.72'; S88.2959W 557.77'; S42.5606W 183.28'; N47.0354W 104.35'; CURVE RIGHT RADIUS 200' ARC DIST 294.23' |                               |              |               | Number           | Description | Opened            | Closed        | Amount  |             |
|  |                               |              |               | S26              | S27 SPLIT   | 02/2026           |               |         |             |
| Exemptions   |                               |              |               | Sale History     |             |                   |               |         |             |
| Code   | Type                          | Active       | Maximum       | Exemption        | Bk/Pg       | Grantor           | Date          | Price   | Code        |
|  |                               |              |               |                  | /           | DYNASTY RANCH LLC | 01/09/2026    | 177,000 | 21          |
| Parcel Valuation   |                               |              |               |                  |             |                   |               |         |             |
| Source   | REAL                          |              | Fair Cash     | Capped           | Asmnt Level | Assessed          | Levy Rate     | 95.740  | Current Tax |
| Remove Cap   | 2027                          | Land Value   | 2,026         | 2,026            | 11%         | 223               | Assessed      | 223     | 21.35       |
| 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  | 2,026         | 2,026            |             | 223               | Total Taxable | 223     | 21.00       |
| Assessment History   |                               |              |               |                  |             |                   |               |         |             |
| Tax Year   | Statement Number              | Billed Owner | Tax Area      | Total Value      | Exemptions  | Taxable Value     | Billed Tax    |         |             |



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|  |  |  |             |             |              |                  |             |              |
|--|--|--|-------------|-------------|--------------|------------------|-------------|--------------|
| <b>Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE)</b>   |  | <b>Primary Image</b>   |             |             |              |                  |             |              |
| Lot Size<br>Lot Count<br>Units Buildable<br>Non-Ag Acres 0<br>Topography<br>Street Access<br>Utilities<br>Amenities LAND QUALITY<br><br>Method Units-Buildable<br>Base Lot Value<br>Factor Value<br>Adjustments<br>Lot Value                       |  | <div style="border: 1px solid black; height: 300px; width: 100%;"></div> |             |             |              |                  |             |              |
| <b>Residential Data</b>  |  |  |             |             |              |                  |             |              |
| Type<br>Condition -<br>Quality -<br>Architecture<br>Style<br>Exterior Wall<br>Base/Total Area /<br>Style<br>HVAC<br>Roof Cover<br>Area on Slab<br>Fixture/RghIn /<br>Bed/F/H Bath / /<br>Basement Area<br>Garage Type<br>Remodel<br>Year/Eff Age / |  |  |             |             |              |                  |             |              |
| <b>GRM Approach</b>  |  |  |             |             |              |                  |             |              |
| GRM Code<br>Gross Rent 0.00<br>Indicated Value   |  |  |             |             |              |                  |             |              |
| <b>Multiple Regression</b>   |  |  |             |             |              |                  |             |              |
| MRA Code<br>Adjusted R<br>Indicated Value  |  |  |             |             |              |                  |             |              |
| <b>Direct Comparables</b>  |  |  |             |             |              |                  |             |              |
| Selection Model 1 Res<br>Adjustment Model A2 AO Test<br>Comparables<br>Indicated Value   |  |  |             |             |              |                  |             |              |
| <b>Value Reconciliation</b>  |  |  |             |             |              |                  |             |              |
| Selected Approach Cost Approach<br>Improvements<br>Lot Value<br>Indicated Value 0.00 Per SqFt<br>Aground Value 2,026<br>Site Improvements<br>Total Value 2,026 0.00 Total Value Per SqFt   |  |  |             |             |              |                  |             |              |
| <b>Cost Approach</b> <span style="float:right">Manual : 01/2025</span>   |  |  |             |             |              |                  |             |              |
| Base Cost 0.00<br>Roofing Adj + 0.00<br>Subfloor Adj + 0.00<br>Heat/Cool Adj + 0.00<br>Plumbing Adj + 0.00<br>Basement Adj + 0.00<br>Adj Base Cost = 0.00<br><br>Total Area x<br>Adjusted Cost = 0   | Total Misc Impr + 0<br>Garage Cost +<br>Total RCN = 0<br>Depreciation ( 0%) - 0<br>Lump Sums + 0<br>RCNLD =<br>Lot Value +<br><br>Indicated Value =<br>Value Per SqFt 0.00 |  |             |             |              |                  |             |              |
| <b>Miscellaneous Improvements</b>  |  |  |             |             |              |                  |             |              |
| <b>Code</b>  | <b>Description</b>   | <b>Sketch ID</b>   | <b>Size</b> | <b>Year</b> | <b>Units</b> | <b>Unit Cost</b> | <b>Depr</b> | <b>Value</b> |



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### Agland Inventory

660110753

| 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  |          |          | .190   | 54       | 54       | 10        | 10           |
| <b>TMBR Totals</b>    |                           |          |     |          |          | 0.190  |          |          | 10        | 10           |
| DBC                   | DENNIS-BATES COMPLEX 2-5% | IMP PST  | 60  |          |          | 12.000 | 168      | 168      | 2,016     | 2,016        |
| <b>IMP PST Totals</b> |                           |          |     |          |          | 12.000 |          |          | 2,016     | 2,016        |
| <b>Total Agland</b>   |                           |          |     |          |          | 12.190 |          |          | 2,026     | 2,026        |