Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data

Account 660000978
Parcel ID 22N17E-01-2-00000-000-0000
Cadastral ID 01-22-17-01700
Property Type REAL - Real Property
Property Class RA **VI Area** 2
Tax Area 71 - CHELSEA RURAL/FOYIL FIRE
Name ID 26884

DUVALL, MARTHA ANN &

ET AL.
13231 S 4240 RD
CHELSEA OK 74016-0000

Parcel Location

Situs 13231 S 4240 RD
Subdivision
Lot/Block / **Parcel Size** 20 - Acres
Sec/Twn/Rng 1 / 22 / 17 / 2
Neighborhood 4070 - FOYIL SEQUOYAH AREA
School District S003 - CHELSEA SCHOOLS

Primary Image

No Image On File

Legal Description

Lat/Long: 36.41781441 -95.45240672

W2 SW NW

Building Permits

Number	Description	Opened	Closed	Amount

Exemptions

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

Sale History

Bk/Pg	Grantor	Date	Price	Code

Parcel Valuation

Source	REAL
Remove Cap	0
Year Frozen	2005
Uncapped Value	0
TIF Project ID	0

	Fair Cash	Capped	Asmnt Level	Assessed
Land Value	1,500	1,367	11%	150
Improvements	13,870	12,643		1,391
Mobile Home	9,213	8,398		924
Total Value	24,583	22,408		2,465

Levy Rate	95.740	Current Tax
Assessed	2,465	236.00
Penalty	0	
Exemption	1,000	-83.00
Total Taxable	1,465	153.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660000978	DUVALL, MARTHA ANN &	71	24,003	1000	1,465	153.00
2024	2024-660000978	DUVALL, MARTHA ANN &	71	51,631	1000	1,466	157.00
2023	2023-660000978	DUVALL, MARTHA ANN &	71	31,984	1000	1,465	158.00
2022	2022-660000978	DUVALL, MARTHA ANN &	71	29,896	1000	1,465	160.00
2021	2021-660000978	DUVALL, MARTHA ANN &	71	24,713	1000	1,465	161.00
2020	2020-660000978	DUVALL, MARTHA ANN &	71	25,796	1000	1,465	163.00
2019	2019-660000978	DUVALL, MARTHA ANN &	71	24,737	1000	1,465	167.00
2018	2018-660000978	DUVALL, MARTHA ANN &	71	29,778	1000	1,465	165.00
2017	2017-660000978	DUVALL, MARTHA ANN &	71	29,414	1000	1,465	167.00
2016	2016-660000978	DUVALL, MARTHA ANN &	71	28,098	1000	1,465	170.00
2015	2015-660000978	DUVALL, MARTHA ANN &	71	27,504	1000	1,466	167.00
2014	2014-660000978	DUVALL, MARTHA ANN &	71	28,746	1000	1,465	173.00
2013	2013-660000978	DUVALL, MARTHA ANN &	71	27,905	1000	1,466	169.00

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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	

Primary Image

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Residential Data

Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/Rghln	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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		0.00	Total Misc Impr	+	0
Roofing Adj	+	0.00	Garage Cost	+	
Subfloor Adj	+	0.00	Total RCN	=	0
Heat/Cool Adj	+	0.00	Depreciation (0%)	-	0
Plumbing Adj	+	0.00	Lump Sums	+	0
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

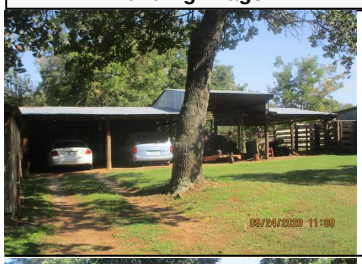
Value Reconciliation

Selected Approach	Cost Approach		
Improvements			
Lot Value			
Indicated Value		0.00	Per SqFt
Agland Value	1,500		
Site Improvements	2,644		
Total Value	4,144	0.00	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value

Outbuildings/Site Improvements 660000978

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	LOAFING SHED	14x20x6	Plank	Galvanized Metal	280
	Qual 3	**Cond** 3	**Year** 2010	**Eff Age** 12		
	Valuation Summary		**Modifier Total**	**RCN**	**Depr (46% Phys/ % Func)**	**RCNLD**
	Base Cost (12.08 x 280)	3,382		3,382	1,556	1,826
	CPDT	CARPORT DETACHED	45x18x8	Dirt	Galvanized Metal	810
	Qual 3	**Cond** 3	**Year** 1985	**Eff Age** 31		
	Valuation Summary		**Modifier Total**	**RCN**	**Depr (80% Phys/ % Func)**	**RCNLD**
	Base Cost (5.05 x 810)	4,091		4,091	3,273	818

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Lot Data

Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)

Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	

Primary Image

\\tsclient\T\CASEY\CASEY BOOTH VISUAL INSPECTION\2020-9- 9/24/2020

Residential Data

Type	6 Mobile Home 50 x 28
Condition	2 - Fair
Quality	2 - Fair
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	1,400 / 1,400
Style	100% Single Wide
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/Rghln	/
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1976 / 50

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		29.56	**Total Misc Impr**	+	0
Roofing Adj	+	2.45	**Garage Cost**	+	
Subfloor Adj	+	0.00	**Total RCN**	=	51,184
Heat/Cool Adj	+	0.00	**Depreciation (82%)**	-	41,971
Plumbing Adj	+	4.55	**Lump Sums**	+	11,226
Basement Adj	+	0.00	**RCNLD**	=	20,439
Adj Base Cost	=	36.56	**Lot Value**	+	
Total Area	x	1,400	**Indicated Value**	=	20,439
Adjusted Cost	=	51,184	**Value Per SqFt**		14.60

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	20,439		
Lot Value			
Indicated Value	20,439	14.60	**Per SqFt**
Agland Value			
Site Improvements			
Total Value	20,439	14.60	**Total Value Per SqFt**

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	162706	27x9		243	31.00		7,533
WODC	Wood Deck - Covered	162707	17x5		85	43.45		3,693

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Sketch Image 660000978

Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	1,400	1.000	1,400
2	M	WODC		10	WODC	243	1.000	243
3	M	WODC		10	WODC	85	1.000	85
					Total Building Area	1,400		1,400

Agland Inventory 660000978

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HC	HECTOR STONY SANDY LOAM	NTV PST	20			5.000	48	48	240	240
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35			15.000	84	84	1,260	1,260
				NTV PST Totals		20.000			1,500	1,500
				Total Agland		20.000			1,500	1,500