



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 660001048 Parcel ID 24N17E-01-2-00000-000-0000 Cadastral ID 01-24-17-01000 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 304340 DAUGHERTY FAMILY TRUST & LANCE M DAUGHERTY 1050 S 4240 RD CHELSEA OK 74016-0000 Parcel Location Situs 01101 S 4240 RD Subdivision Lot/Block / Parcel Size 97.1 - Acres Sec/Twn/Rng 1 / 24 / 17 / 2 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\rln\Pictures\2020-06-03\IMG_0035.JPG 6/10/2020</p>				
Legal Description Lat/Long: 36.59536627 -95.44910408									
GOVT LOTS 3 & 4 & NW SE NW					Building Permits				
					Number	Description	Opened	Closed	Amount
					A26	A27 NEW ADDRESS OVER 20	01/2026		
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2157/850	BERG, BOYD C &	02/13/2011	92,500	YES
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax
Remove Cap	0	Land Value	10,222	10,222	11%	1,124	Assessed	1,254	103.77
Year Frozen	0	Improvements	2,215	1,178		130	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	12,437	11,400		1,254	Total Taxable	1,254	104.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660001048	DAUGHERTY FAMILY TRUST &			14	12,311	0	1,217	101.00
2024	2024-660001048	DAUGHERTY FAMILY TRUST &			14	10,746	0	1,182	100.00
2023	2023-660001048	DAUGHERTY, MARSHALL D & DEBRA D &			14	10,746	0	1,182	101.00
2022	2022-660001048	DAUGHERTY, MARSHALL D & DEBRA D &			14	10,746	0	1,182	100.00
2021	2021-660001048	DAUGHERTY, MARSHALL D & DEBRA D &			14	10,777	0	1,185	100.00
2020	2020-660001048	DAUGHERTY, MARSHALL D & DEBRA D &			14	12,101	0	1,331	113.00
2019	2019-660001048	DAUGHERTY, MARSHALL D & DEBRA D &			14	11,994	0	1,319	113.00
2018	2018-660001048	DAUGHERTY, MARSHALL D & DEBRA D &			14	16,521	0	1,682	144.00
2017	2017-660001048	DAUGHERTY, MARSHALL D & DEBRA D &			14	16,406	0	1,632	140.00
2016	2016-660001048	DAUGHERTY, MARSHALL D & DEBRA D &			14	15,515	0	1,585	138.00
2015	2015-660001048	DAUGHERTY, MARSHALL D & DEBRA D &			14	13,994	0	1,539	133.00
2014	2014-660001048	DAUGHERTY, MARSHALL D & DEBRA D &			14	14,031	0	1,544	138.00
2013	2013-660001048	DAUGHERTY, MARSHALL D & DEBRA D &			14	14,032	0	1,544	137.00



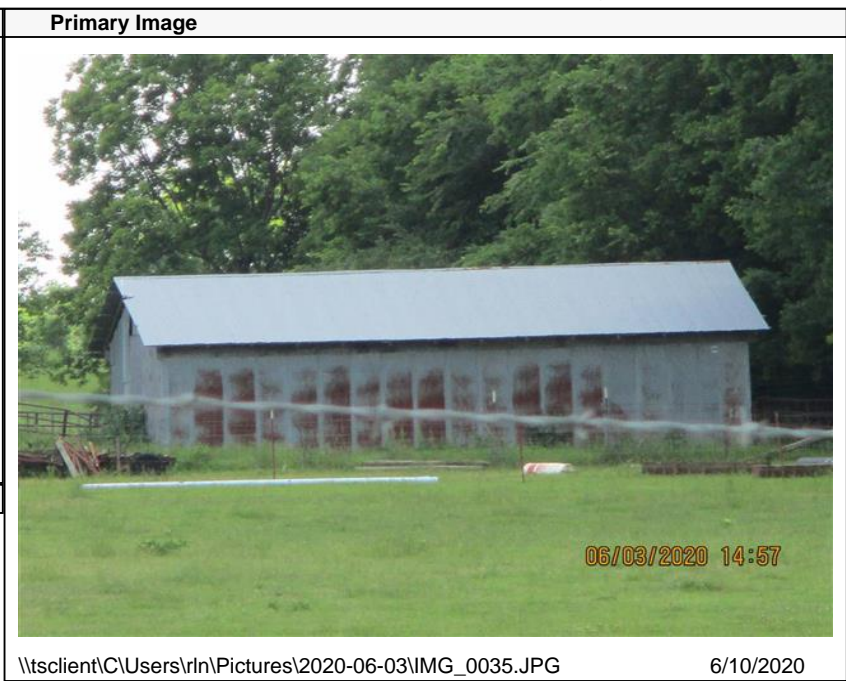
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Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
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	
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	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	10,222
Site Improvements	2,215
Total Value	12,437 0.00 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
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	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	0x0x0	Base		1,080
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
Base Cost (22.03 x 1,080)		23,792		23,792	23,792	
	SHDS	Shed - Small	0x0x0	Base		448
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (75% Phys/ % Func)
Base Cost (19.78 x 448)		8,861		8,861	6,646	2,215



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Agland Inventory

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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		0	3.000	122	122	367	367
DNC	DENNIS SILT LOAM 3-5% SLO	NTV PST	69		166	4.000	166	166	664	664
SM	STRIP MINES	NTV PST	10		0	58.630	24	24	1,407	1,407
SUB	SUMMIT SILTY CLAY LOAM 1-	NTV PST	78		0	5.000	187	187	936	936
NTV PST Totals						70.630			3,374	3,374
DNC	DENNIS SILT LOAM 3-5% SLO	CLT LND	69		0	10.000	242	242	2,415	2,415
OKB2	OKEMAH SILTY CLAY LOAM 1-	CLT LND	72		0	3.000	252	252	756	756
SUB	SUMMIT SILTY CLAY LOAM 1-	CLT LND	78		0	13.470	273	273	3,677	3,677
CLT LND Totals						26.470			6,848	6,848
Total Agland						97.100			10,222	10,222