



# 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	660001632								
Parcel ID	22N17E-02-1-00000-000-0000								
Cadastral ID	02-22-17-00200								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 2							
Tax Area	71 - CHELSEA RURAL/FOYIL FIRE								
Name ID	323396								
SMITH, DOUGLAS									
13280 S 4240 RD CHELSEA OK 74016-0000									
Parcel Location									
Situs	13280 S 4240 RD								
Subdivision									
Lot/Block	/	Parcel Size	20.4 - Acres						
Sec/Twn/Rng	2 / 22 / 17 / 1								
Neighborhood	4070 - FOYIL SEQUOYAH AREA								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.41877395 -95.45577093									
Building Permits									
N2 SE NE & N 26' OF SE SE NE									
Number	Description	Opened	Closed	Amount					
R5	ROLL 30x50 PB PER V5/JCB	12/2004	12/2004						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2691/259	PLATNER, ANITA D	09/15/2017	295,000	YES					
1066/293	PORTER, RUSSELL A &	05/16/1997	122,500	Yes					
848/881			113,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax	
Remove Cap	2018	Land Value	1,375	1,375	11%	151	Assessed	19,921 1,907.24	
Year Frozen	0	Improvements	286,936	179,721		19,770	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	288,311	181,096		19,921	Total Taxable	19,921 1,907.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660001632	SMITH, DOUGLAS	71	263,682	0	19,340	1,851.00		
2024	2024-660001632	SMITH, DOUGLAS	71	226,724	0	18,777	1,833.00		
2023	2023-660001632	SMITH, DOUGLAS	71	170,256	0	18,230	1,798.00		
2022	2022-660001632	SMITH, DOUGLAS	71	160,903	0	17,699	1,755.00		
2021	2021-660001632	SMITH, DOUGLAS	71	158,961	0	17,485	1,745.00		
2020	2020-660001632	SMITH, DOUGLAS	71	156,223	0	17,184	1,732.00		
2019	2019-660001632	SMITH, DOUGLAS	71	152,882	0	16,817	1,723.00		
2018	2018-660001632	SMITH, DOUGLAS	71	159,314	0	17,524	1,778.00		
2017	2017-660001632	PLATNER, ANTHONY I & ANITA D	71	157,860	0	13,733	1,407.00		
2016	2016-660001632	PLATNER, ANTHONY I &	71	156,247	1000	12,333	1,300.00		
2015	2015-660001632	PLATNER, ANTHONY I &	71	154,389	1000	11,945	1,245.00		
2014	2014-660001632	PLATNER, ANTHONY I &	71	157,775	1000	11,568	1,243.00		
2013	2013-660001632	PLATNER, ANTHONY I &	71	149,708	1000	11,202	1,188.00		



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<b>Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)</b>	
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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<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	1,502 / 2,343
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,502
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	336 Attached Garage - Finished
Remodel	
Year/Eff Age	1985 / 31

### 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	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	90.39	Total Misc Impr	+ 269
Roofing Adj	+ 3.11	Garage Cost	+ 15,063
Subfloor Adj	+ -1.48	Total RCN	= 276,061
Heat/Cool Adj	+ 12.64	Depreciation ( 39%)	- 107,664
Plumbing Adj	+ 6.62	Lump Sums	+ 2,075
Basement Adj	+ 0.00	RCNLD	= 170,472
Adj Base Cost	= 111.28	Lot Value	+ 170,472
Total Area	x 2,343	Indicated Value	= 170,472
Adjusted Cost	= 260,729	Value Per SqFt	72.76

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	170,472		
Lot Value			
Indicated Value	170,472	72.76	Per SqFt
Agland Value	1,375		
Site Improvements	116,464		
Total Value	288,311	123.05	Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	4418	5x2		10	26.90		269
WODO	WOOD DECK - OPEN	4420	18x10		180	23.06	50%	2,075



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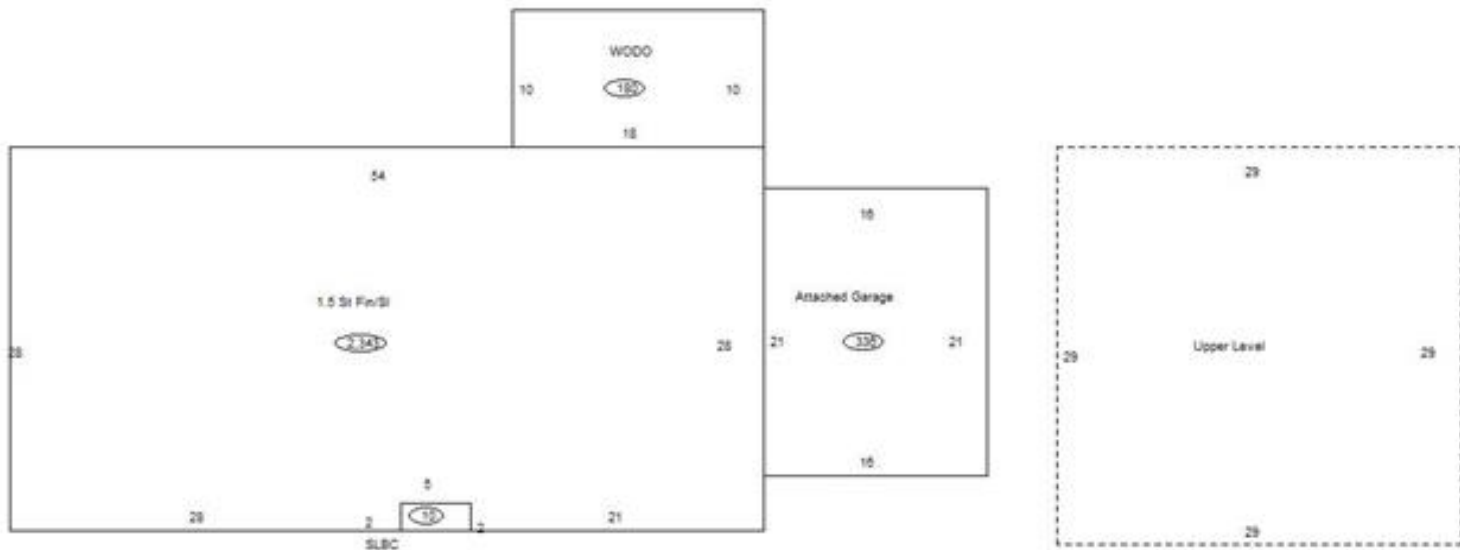
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,502	1.560	2,343
2	M	PRCH		10	SLBC	10	1.000	10
3	U	^UL	Overhang	10	Upper Level	841	1.000	841
4	M	WODO		10	WODO	180	1.000	180
5	G	1		10	Attached Garage	336	1.000	336
<b>Total Building Area</b>						1,502		2,343



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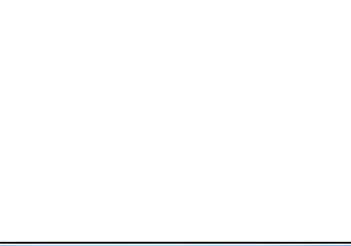

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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	50x80x14	Concrete	Formed Metal	4,000
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (9% Phys/ % Func)</b>	
	Base Cost (24.85 x 4,000)		99,400	99,400	8,946	90,454
	SHDS	Shed - Small	12x10x8	Plank	Formed Metal	120
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	
	Base Cost (26.94 x 120)		3,233	3,233	3,233	
	BNGP	BARN	50x30x8	Dirt	Formed Metal	1,500
	Qual	3	Cond 2	Year 2018	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	
	Base Cost (20.40 x 1,500)		30,600	30,600	4,590	26,010



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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
HC	HECTOR STONY SANDY LOAM	NTV PST	20		0	9.400	48	48	451	451
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35		0	11.000	84	84	924	924
<b>NTV PST Totals</b>						20.400			1,375	1,375
<b>Total Agland</b>						20.400			1,375	1,375