




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 660001655 Parcel ID 22N17E-02-4-00000-000-0000 Cadastral ID 02-22-17-02400 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 266149 GUTHRIE, LINDA & JOYCE MCKINNEY 13500 S 4240 RD CHELSEA OK 74016-0000 Parcel Location Situs 13500 S 4240 RD Subdivision Lot/Block 0000 / 0000 Parcel Size 20 - Acres Sec/Twn/Rng 2 / 22 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS					 <p>\\tsclient\C\TOMS PC PICS\2016-07-27 07-27-2016\07-27-2016 03 7/27/2016</p>				
Legal Description Lat/Long: 36.41427938 -95.45469739									
E2 NE SE					Building Permits				
					Number	Description	Opened	Closed	Amount
					R7	R7 MAKE AG?	12/2005	01/2007	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	1072/82	MORGAN, CHLOETTA	06/30/1997	50,000	Yes
PD	Add-Homestead	Yes	1,000	1,000					
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax
Remove Cap	1999	Land Value	3,840	3,837	11%	422	Assessed	2,733	261.66
Year Frozen	2025	Improvements	18,026	18,011		1,981	Penalty	0	
Uncapped Value	0	Mobile Home	3,000	2,997		330	Exemption	2,000	-166.00
TIF Project ID	0	Total Value	24,866	24,845		2,733	Total Taxable	733	96.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660001655	GUTHRIE, LINDA &			71	24,845	2000	733	97.00
2024	2024-660001655	GUTHRIE, LINDA &			71	6,840	752		10.00
2023	2023-660001655	GUTHRIE, LINDA &			71	6,840	752		10.00
2022	2022-660001655	GUTHRIE, LINDA &			71	6,840	752		11.00
2021	2021-660001655	GUTHRIE, LINDA &			71	6,840	752		11.00
2020	2020-660001655	MCKINNEY, JOYCE ANN			71	6,840	752		12.00
2019	2019-660001655	MCKINNEY, JOYCE ANN			71	6,840	752		12.00
2018	2018-660001655	MCKINNEY, JOYCE ANN			71	6,840	752		12.00
2017	2017-660001655	MCKINNEY, JOYCE ANN			71	6,840	752		13.00
2016	2016-660001655	MCKINNEY, JOYCE ANN			71	6,840	752		13.00
2015	2015-660001655	MCKINNEY, JOYCE ANN			71	6,840	752		13.00
2014	2014-660001655	MCKINNEY, JOYCE ANN			71	6,840	752		13.00
2013	2013-660001655	MCKINNEY, JOYCE ANN			71	6,840	752		12.00




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Lot Data		Primary Image	
Lot Size	-		
Lot Count	-		
Units Buildable	-		
Non-Ag Acres	-		
Topography	-		
Street Access	-		
Utilities	-		
Amenities	LAND QUALITY		
Method	-		
Base Lot Value	-		
Factor Value	-	\\tsclient\C\TOMS PC PICS\2016-07-27 07-27-2016\07-27-2016 03 7/27/2016	
Adjustments	-	GRM Approach	
Lot Value	-	GRM Code	
Residential Data		Gross Rent 0.00	
Type	-	Indicated Value	
Condition	-	Multiple Regression	
Quality	-	MRA Code	
Architecture	-	Adusted R	
Style	-	Indicated Value	
Exterior Wall	-	Direct Comparables	
Base/Total Area /	-	Selection Model 1 Res	
Style	-	Adjustment Model A2 AO Test	
HVAC	-	Comparables	
Roof Cover	-	Indicated Value	
Area on Slab	-	Value Reconciliation	
Fixture/RghIn /	-	Selected Approach Cost Approach	
Bed/F/H Bath / /	-	Improvements	
Basement Area	-	Lot Value	
Garage Type	-	Indicated Value 0.00 Per SqFt	
Remodel	-	Aglard Value 3,840	
Year/Eff Age /	-	Site Improvements 18,026	
Cost Approach		Total Value 21,866 0.00 Total Value Per SqFt	
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		
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
	SHDS	Shed - Small	36x12x8	Plank	Formed Metal	432
	Qual 4	Cond 3	Year 2023	Eff Age 2		

Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (22.10 x 432)	9,547		9,547	955	8,592

	SHDS	Shed - Small	30x12x8	Plank	Formed Metal	360
	Qual 4	Cond 3	Year 2023	Eff Age 2		

Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (22.53 x 360)	8,111		8,111	811	7,300

	WODC	Wood Deck - Covered	4x12x0	Plank		48
	Qual 3	Cond 3	Year 2023	Eff Age 2		

Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (49.39 x 48)	2,371		2,371	237	2,134



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Lot Data - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)		Primary Image						
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 6 Mobile Home 40 x 12 Condition 1 - Low Quality 1 - Low Architecture 6 MS ADJ Style 100% Single Wide Exterior Wall 100% Aluminum Sheet Base/Total Area 480 / 480 Style 100% Single Wide HVAC Roof Cover 14 Metal, Ribbed Area on Slab 0 Fixture/RghIn / Bed/F/H Bath 1 / 1.0 / Basement Area Garage Type Remodel Year/Eff Age 1969 / 80								
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 Correlated Value Improvements 1,000 Lot Value Indicated Value 1,000 2.08 Per SqFt Agland Value Site Improvements Total Value 1,000 2.08 Total Value Per SqFt								
Cost Approach Manual : 01/2025								
Base Cost 31.16 Roofing Adj + 2.46 Subfloor Adj + 0.00 Heat/Cool Adj + 0.00 Plumbing Adj + 11.22 Basement Adj + 0.00 Adj Base Cost = 44.84 Total Area x 480 Adjusted Cost = 21,523	Total Misc Impr + 0 Garage Cost + Total RCN = 21,523 Depreciation (80%) - 17,218 Lump Sums + 0 RCNLD = 4,305 Lot Value + Indicated Value = 4,305 Value Per SqFt 8.97							
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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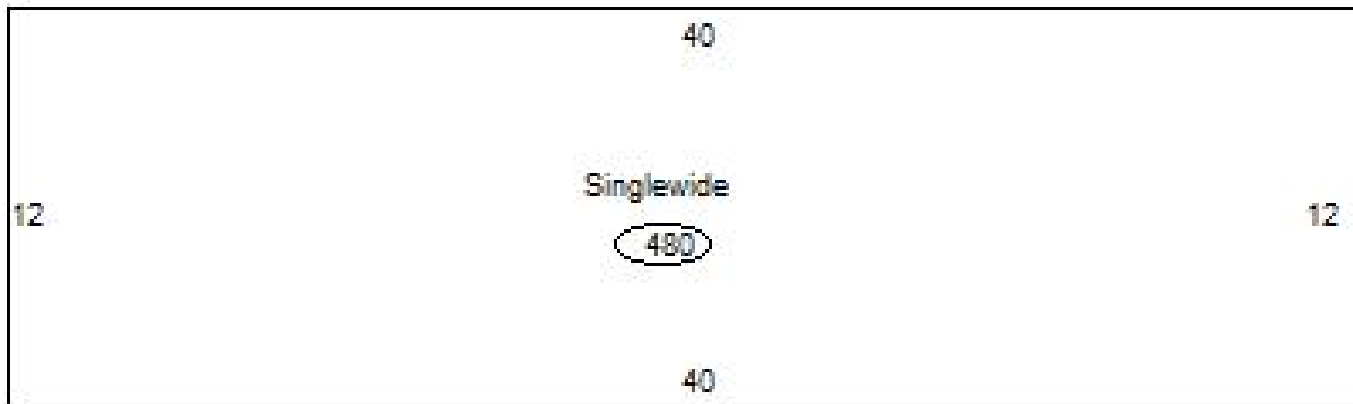
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	480	1.000	480
Total Building Area						480		480



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Lot Data	Primary Image
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	

Residential Data	
Type	6 Mobile Home 70 x 14
Condition	2 - Fair
Quality	2 - Fair
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	980 / 980
Style	100% Single Wide
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1972 / 54

D:\Convert\Photos\660\001\655-01.jpg 12/2/2008

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	

Cost Approach				Manual : 01/2025			
Base Cost	32.47	Total Misc Impr	+	0			
Roofing Adj	+ 2.69	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	40,817			
Heat/Cool Adj	+ 0.00	Depreciation (80%)	-	32,654			
Plumbing Adj	+ 6.49	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	8,163			
Adj Base Cost	= 41.65	Lot Value	+				
Total Area	x 980	Indicated Value	=	8,163			
Adjusted Cost	= 40,817	Value Per SqFt		8.33			

Value Reconciliation			
Selected Approach	Correlated Value		
Improvements	2,000		
Lot Value			
Indicated Value	2,000	2.04	Per SqFt
Agland Value			
Site Improvements			
Total Value	2,000	2.04	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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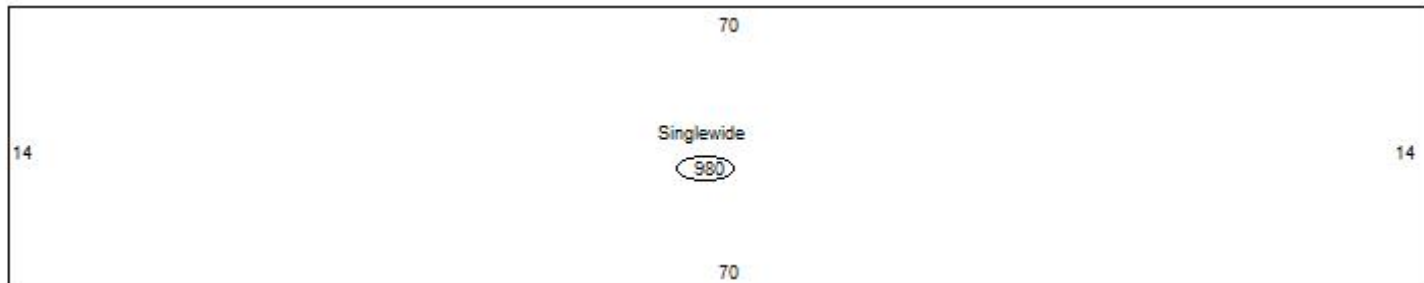
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	980	1.000	980
Total Building Area						980		980



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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
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			20.000	192	192	3,840	3,840
NTV PST Totals						20.000			3,840	3,840
Total Agland						20.000			3,840	3,840