



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	660002611								
Parcel ID	24N17E-03-2-00000-000-0000								
Cadastral ID	03-24-17-01200								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	14 - CHELSEA RURAL								
Name ID	344903								
MILLIGAN, THOMAS									
1405 S HWY 28 CHELSEA OK 74016-0000									
Parcel Location									
Situs	01405 S HWY 28								
Subdivision									
Lot/Block	/	Parcel Size	70 - Acres						
Sec/Twn/Rng	3 / 24 / 17 / 2								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.59181967 -95.48566803									
Building Permits									
S2 SE NW & NW SE NW & SW NW									
Number	Description	Opened	Closed	Amount					
R5	R5 FOR IMPROVEMENTS	01/2004	12/2004						
R4	R4-COST AS SFR & RCK FOR NEW ST	10/2003	01/2004						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	No	1,000						
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	ROBERTS, JOSEPH	07/25/2024	780,000	21					
/	MOGUS, MATTHEW DAVID	04/26/2022	546,500	YES					
2608/700	COPELAND, LARRY GENE II	01/27/2017	300,000	YES					
1973/340	BREYMAN, DUSTIN R	07/29/2008	255,000	YES					
1202/752	WILSON, TOMMY L &	11/22/1999	52,500	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	2025	Land Value	10,318	10,318	11%	1,135	Assessed	30,321 2,509.06	
Year Frozen	0	Improvements	288,715	265,330		29,186	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	299,033	275,648		30,321	Total Taxable	30,321 2,509.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660002611	MILLIGAN, THOMAS	14	267,620	0	29,438	2,436.00		
2024	2024-660002611	MILLIGAN, THOMAS	14	192,598	1000	20,186	1,704.00		
2023	2023-660002611	ROBERTS, JOSEPH	14	197,168	0	21,689	1,849.00		
2022	2022-660002611	ROBERTS, JOSEPH	14	194,482	1000	19,085	1,615.00		
2021	2021-660002611	MOGUS, MATTHEW DAVID	14	177,278	1000	18,500	1,568.00		
2020	2020-660002611	MOGUS, MATTHEW DAVID	14	173,971	1000	18,083	1,534.00		
2019	2019-660002611	MOGUS, MATTHEW DAVID	14	168,434	1000	17,528	1,505.00		
2018	2018-660002611	MOGUS, MATTHEW DAVID	14	174,036	0	19,144	1,635.00		
2017	2017-660002611	MOGUS, MATTHEW DAVID	14	171,600	1000	15,746	1,350.00		
2016	2016-660002611	COPELAND, LARRY GENE II	14	167,281	1000	15,258	1,330.00		
2015	2015-660002611	COPELAND, LARRY GENE II	14	163,280	1000	14,785	1,273.00		
2014	2014-660002611	COPELAND, LARRY GENE II	14	165,398	1000	14,325	1,276.00		
2013	2013-660002611	COPELAND, LARRY GENE II	14	156,168	1000	13,879	1,231.00		



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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	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,048 / 2,048
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,048
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,024 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2003 / 17

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	354,684	173.19	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	84.03	Total Misc Impr	+ 15,714
Roofing Adj	+ 4.56	Garage Cost	+ 25,750
Subfloor Adj	+ -1.03	Total RCN	= 257,589
Heat/Cool Adj	+ 11.24	Depreciation (21%)	- 54,094
Plumbing Adj	+ 6.73	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 203,495
Adj Base Cost	= 105.53	Lot Value	+ 203,495
Total Area	x 2,048	Indicated Value	= 203,495
Adjusted Cost	= 216,125	Value Per SqFt	99.36

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	203,495		
Lot Value			
Indicated Value	203,495	99.36	Per SqFt
Agland Value	10,318		
Site Improvements	85,220		
Total Value	299,033	146.01	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	6809	30x20		600	22.10		13,260
ODFP	Outdoor Fireplace/Firepit			1	1	2,453.83		2,454



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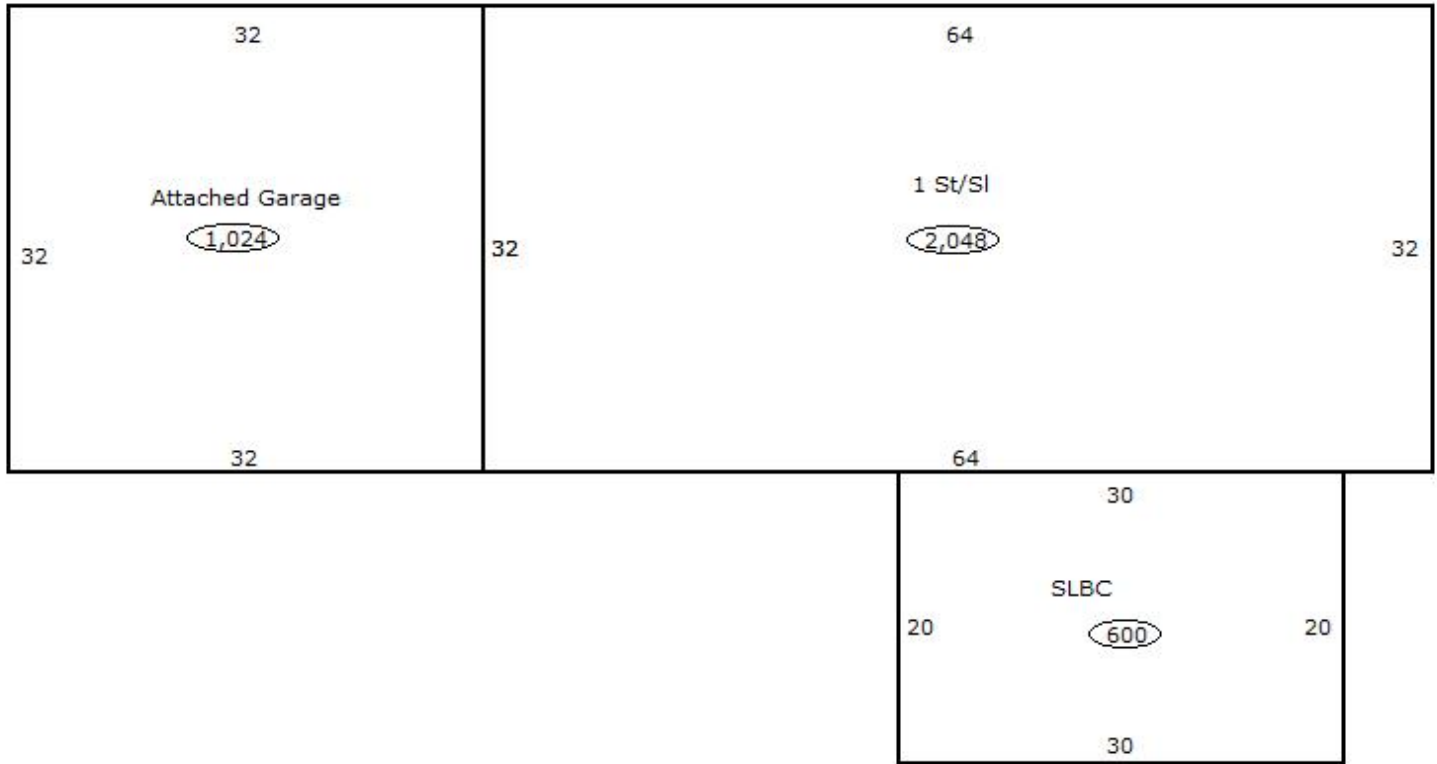
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,048	1.000	2,048
2	G	1	Slab	13	Attached Garage	1,024	1.000	1,024
3	M	PRCH		13	SLBC	600	1.000	600
Total Building Area						2,048		2,048



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	0x0x0	Base		4,125
	Qual	3	Cond 3	Year	2003	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	
	Base Cost (17.16 x 4,125)		70,785		70,785	70,785
	LNT0	Lean - To	80x14x0	Base		1,120
	Qual	3	Cond 3	Year		Eff Age 1520
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	
	Base Cost (7.00 x 1,120)		7,840		7,840	7,840
	LNT0	Lean - To	80x12x0	Base		960
	Qual	3	Cond 3	Year		Eff Age 1520
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	
	Base Cost (6.87 x 960)		6,595		6,595	6,595
	SHDS	Shed - Small	0x0x0	Base		
	Qual	3	Cond	Year		Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
	Base Cost (39.31 x)					



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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
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			63.554	144	144	9,152	9,152
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			4.123	192	192	792	792
SUC	SUMMIT SILTY CLAY LOAM 3-	NTV PST	67			2.323	161	161	374	374
NTV PST Totals						70.000			10,318	10,318
Total Agland						70.000			10,318	10,318