



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 660002620 Parcel ID 24N18E-03-2-00000-000-0000 Cadastral ID 03-24-18-00300 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 9664 DUKE, JOHN W & MILDRED GENEICE DUKE TRUSTEES 1101 S 4280 RD CHELSEA OK 74016-0000 Parcel Location Situs 01101 S 4280 RD Subdivision Lot/Block / Parcel Size 155.78 - Acres Sec/Twn/Rng 3 / 24 / 18 / 2 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2024-1-2\IMG_0011. 1/2/2024</p>														
Legal Description Lat/Long: 36.59519914 -95.37615961																			
ALL OF LOTS 2-3-4 & N2 SW NW					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
HV	Veteran	Yes	22,141																
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax										
Remove Cap	0		Land Value 15,684	15,684	11%	1,725	Assessed	22,141	1,832.17										
Year Frozen	0		Improvements 239,554	185,606		20,416	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	22,141	-1,832.00										
TIF Project ID	0		Total Value 255,238	201,290		22,141	Total Taxable	0	0.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660002620	DUKE, JOHN W &			14	226,253	21497		.00										
2024	2024-660002620	DUKE, JOHN W &			14	233,521	20871		.00										
2023	2023-660002620	DUKE, JOHN W &			14	197,865	20263		.00										
2022	2022-660002620	DUKE, JOHN W &			14	190,456	19673		.00										
2021	2021-660002620	DUKE, JOHN W &			14	173,636	19100		.00										
2020	2020-660002620	DUKE, JOHN W &			14	171,171	18829		.00										
2019	2019-660002620	DUKE, JOHN W &			14	168,730	18560		.00										
2018	2018-660002620	DUKE, JOHN W &			14	174,892	18098		.00										
2017	2017-660002620	DUKE, JOHN W &			14	173,160	17571		.00										
2016	2016-660002620	DUKE, JOHN W &			14	160,717	17059		.00										
2015	2015-660002620	DUKE, JOHN W &			14	157,289	16562		.00										
2014	2014-660002620	DUKE, JOHN W &			14	158,990	16080		.00										
2013	2013-660002620	DUKE, JOHN W &			14	151,568	15612		.00										



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Lot Data - 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	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,494 / 1,494
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,494
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished
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	

Cost Approach Manual : 01/2025

Base Cost	110.63	Total Misc Impr	+	7,341
Roofing Adj	+ 4.42	Garage Cost	+	14,488
Subfloor Adj	+ -1.14	Total RCN	=	222,608
Heat/Cool Adj	+ 11.24	Depreciation (41%)	-	91,269
Plumbing Adj	+ 9.23	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	131,339
Adj Base Cost	= 134.39	Lot Value	+	
Total Area	x 1,494	Indicated Value	=	131,339
Adjusted Cost	= 200,779	Value Per SqFt		87.91

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	131,339		
Lot Value			
Indicated Value	131,339	87.91	Per SqFt
Agland Value	15,684		
Site Improvements	108,215		
Total Value	255,238	170.84	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,994.06		4,994
SHLT	STORM SHELTER	0		1	2020	0.00		
PRCH	SLAB PORCH - COVERED	6815	20x5		100	23.47		2,347



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			2,400
	Qual 2	Cond 3	Year 2008	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD
	Base Cost (25.84 x 2,400)	62,016		62,016	620	61,396
	UTIL	SHOP BUILDING	0x0x0			1,500
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (28.71 x 1,500)	43,065		43,065	15,073	27,992
	BARN	BARN	30x40x0			1,200
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (10.21 x 1,200)	12,252		12,252	4,288	7,964
	LT	LEAN-TO	0x0x0			800
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 800)	2,336		2,336	818	1,518
	LF	LOAFING SHED	0x0x0			192
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 192)	818		818	491	327
	STF	STG FAIR	18x76x0			1,368
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 1,368)	6,402		6,402		6,402
	LT	LEAN-TO	8x56x0			448
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 448)	1,308		1,308		1,308



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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LT	LEAN-TO	8x56x0			448
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (2.92 x 448)		1,308	Modifier Total	RCN	Depr (0% Phys/ % Func)
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x)			Modifier Total	RCN	Depr (100% Phys/ % Func)



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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	TMBR	20	0		11.000	36	36	396	396
HLC	HECTOR-LINKER FINE SANDY	TMBR	35	0		30.000	63	63	1,890	1,890
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47	0		1.000	85	85	85	85
TMBR Totals						42.000			2,371	2,371
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35	0		57.900	84	84	4,864	4,864
LKB	LINKER FINE SANDY LOAM 1-	NTV PST	63	0		55.880	151	151	8,449	8,449
NTV PST Totals						113.780			13,313	13,313
Total Agland						155.780			15,684	15,684