




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 660002624 Parcel ID 24N18E-03-3-00000-000-0000 Cadastral ID 03-24-18-00700 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 343705 MINSON, TRENTON J & TAYLAR M 25109 E 300 RD CHELSEA OK 74016-5322 Parcel Location Situs 25109 E 300 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 3 / 24 / 18 / 3 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS | | | | |  <p>01/03/2024</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2024-1-3\IMG_0010. 1/3/2024</p> | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.58453881 -95.37887626 | | | | | | | | | | | | | | | | | | | |
| E2 SW SW | | | | | 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 | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | / | BENNETT, GERALD M | 02/26/2024 | | WG | | | | | | | | | | |
| H | Homestead | No | 1,000 | | / | BENNETT, GERALD D | 02/12/2024 | 249,000 | WG | | | | | | | | | | |
| | | | | | 1965/74 | GREER, RONALD GRANT ET AL | 06/18/2008 | 50,000 | YES | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 82.750 | Current Tax | | | | | | | | | | |
| Remove Cap | 2025 | | Land Value 2,996 | 2,996 | 11% | 330 | Assessed | 6,404 | 529.93 | | | | | | | | | | |
| Year Frozen | 0 | | Improvements 26,109 | 23,658 | | 2,603 | Penalty | 0 | | | | | | | | | | | |
| Uncapped Value | 0 | | Mobile Home 31,555 | 31,555 | | 3,471 | Exemption | 1,000 | -83.00 | | | | | | | | | | |
| TIF Project ID | 0 | | Total Value 60,660 | 58,209 | | 6,404 | Total Taxable | 5,404 | 447.00 | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | |
| 2025 | 2025-660002624 | MINSON, TRENTON J & | | | 14 | 56,514 | 1000 | 5,217 | 432.00 | | | | | | | | | | |
| 2024 | 2024-660002624 | MINSON, TRENTON J & | | | 14 | 57,501 | 1000 | 4,210 | 355.00 | | | | | | | | | | |
| 2023 | 2023-660002624 | BENNETT, GERALD D & | | | 14 | 48,670 | 1000 | 4,059 | 346.00 | | | | | | | | | | |
| 2022 | 2022-660002624 | BENNETT, GERALD D & | | | 14 | 45,507 | 1000 | 3,912 | 331.00 | | | | | | | | | | |
| 2021 | 2021-660002624 | BENNETT, GERALD D & | | | 14 | 43,348 | 1000 | 3,769 | 319.00 | | | | | | | | | | |
| 2020 | 2020-660002624 | BENNETT, GERALD D & | | | 14 | 48,284 | 1000 | 3,875 | 329.00 | | | | | | | | | | |
| 2019 | 2019-660002624 | BENNETT, GERALD D & | | | 14 | 46,707 | 1000 | 3,734 | 321.00 | | | | | | | | | | |
| 2018 | 2018-660002624 | BENNETT, GERALD D & | | | 14 | 50,249 | 1000 | 3,596 | 307.00 | | | | | | | | | | |
| 2017 | 2017-660002624 | BENNETT, GERALD D & | | | 14 | 49,752 | 1000 | 3,462 | 297.00 | | | | | | | | | | |
| 2016 | 2016-660002624 | BENNETT, GERALD D & | | | 14 | 40,772 | 1000 | 3,333 | 290.00 | | | | | | | | | | |
| 2015 | 2015-660002624 | BENNETT, GERALD D & | | | 14 | 38,232 | 1000 | 3,206 | 276.00 | | | | | | | | | | |
| 2014 | 2014-660002624 | BENNETT, GERALD D & | | | 14 | 38,309 | 1000 | 3,214 | 286.00 | | | | | | | | | | |
| 2013 | 2013-660002624 | BENNETT, GERALD D & | | | 14 | 38,309 | 1000 | 3,214 | 285.00 | | | | | | | | | | |



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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 | |
| 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 | |

Cost Approach 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 |

Value Reconciliation

| | |
|-------------------|----------------------------------|
| Selected Approach | Cost Approach |
| Improvements | |
| Lot Value | |
| Indicated Value | 0.00 Per SqFt |
| Agland Value | 2,996 |
| Site Improvements | 17,914 |
| Total Value | 20,910 0.00 Total Value Per SqFt |

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 |
|---|--------------------------|---------------|-----------------------|------------|---------------------------------|--------------|
|  | UTIL | SHOP BUILDING | 0x0x0 | | | 480 |
| | Qual 2 | Cond 3 | Year 2009 | Eff Age | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (0% Phys/ % Func) | RCNLD |
| | Base Cost (31.28 x 480) | | 15,014 | 15,014 | | 15,014 |
|  | CP | Carport Dirt | 20x20x0 | | | 400 |
| | Qual 3 | Cond 3 | Year | Eff Age | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (0% Phys/ % Func) | RCNLD |
| | Base Cost (3.50 x 400) | | 1,400 | 1,400 | | 1,400 |
|  | LF | LOAFING SHED | 16x22x0 | | | 352 |
| | Qual 3 | Cond 3 | Year | Eff Age | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (0% Phys/ % Func) | RCNLD |
| | Base Cost (4.26 x 352) | | 1,500 | 1,500 | | 1,500 |
|  | STF | STG FAIR | 0x0x0 | | | |
| | Qual 2 | Cond 3 | Year | Eff Age | 1520 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (100% Phys/ % Func) | RCNLD |
| | Base Cost (4.68 x) | | | | | |



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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 75 x 17 |
| Condition | 3 - Average |
| Quality | 3.2 - Average |
| Architecture | 6 MS ADJ |
| Style | 100% Single Wide |
| Exterior Wall | 100% Frame, Plywood or Hardboard |
| Base/Total Area | 1,275 / 1,275 |
| Style | 100% Single Wide |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 0 |
| Fixture/RghIn | / |
| Bed/F/H Bath | / / |
| Basement Area | |
| Garage Type | |
| Remodel | |
| Year/Eff Age | 2008 / 14 |

| | | |
|---|--|-----------|
| \\tsclient\C\Users\rln\Pictures\2020-01-15\IMG_0053.JPG | | 1/17/2020 |
|---|--|-----------|

| GRM Approach | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | |
|---------------------|--|
| MRA Code | |
| Adusted R | |
| Indicated Value | |

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

| Cost Approach | | | | Manual : 01/2025 | | | |
|---------------|----------|---------------------|---|------------------|--|--|--|
| Base Cost | 35.67 | Total Misc Impr | + | 0 | | | |
| Roofing Adj | + 2.85 | Garage Cost | + | | | | |
| Subfloor Adj | + 0.00 | Total RCN | = | 65,739 | | | |
| Heat/Cool Adj | + 3.60 | Depreciation (52%) | - | 34,184 | | | |
| Plumbing Adj | + 9.44 | Lump Sums | + | 8,195 | | | |
| Basement Adj | + 0.00 | RCNLD | = | 39,750 | | | |
| Adj Base Cost | = 51.56 | Lot Value | + | | | | |
| Total Area | x 1,275 | Indicated Value | = | 39,750 | | | |
| Adjusted Cost | = 65,739 | Value Per SqFt | | 31.18 | | | |

| Value Reconciliation | | | |
|----------------------|---------------|-------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 39,750 | | |
| Lot Value | | | |
| Indicated Value | 39,750 | 31.18 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 39,750 | 31.18 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|---------------------|-----------|-------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| WODC | WOOD DECK - COVERED | 128422 | 12x12 | | 144 | 45.71 | 40% | 3,949 |
| WODC | WOOD DECK - COVERED | 128423 | 16x10 | | 160 | 44.23 | 40% | 4,246 |



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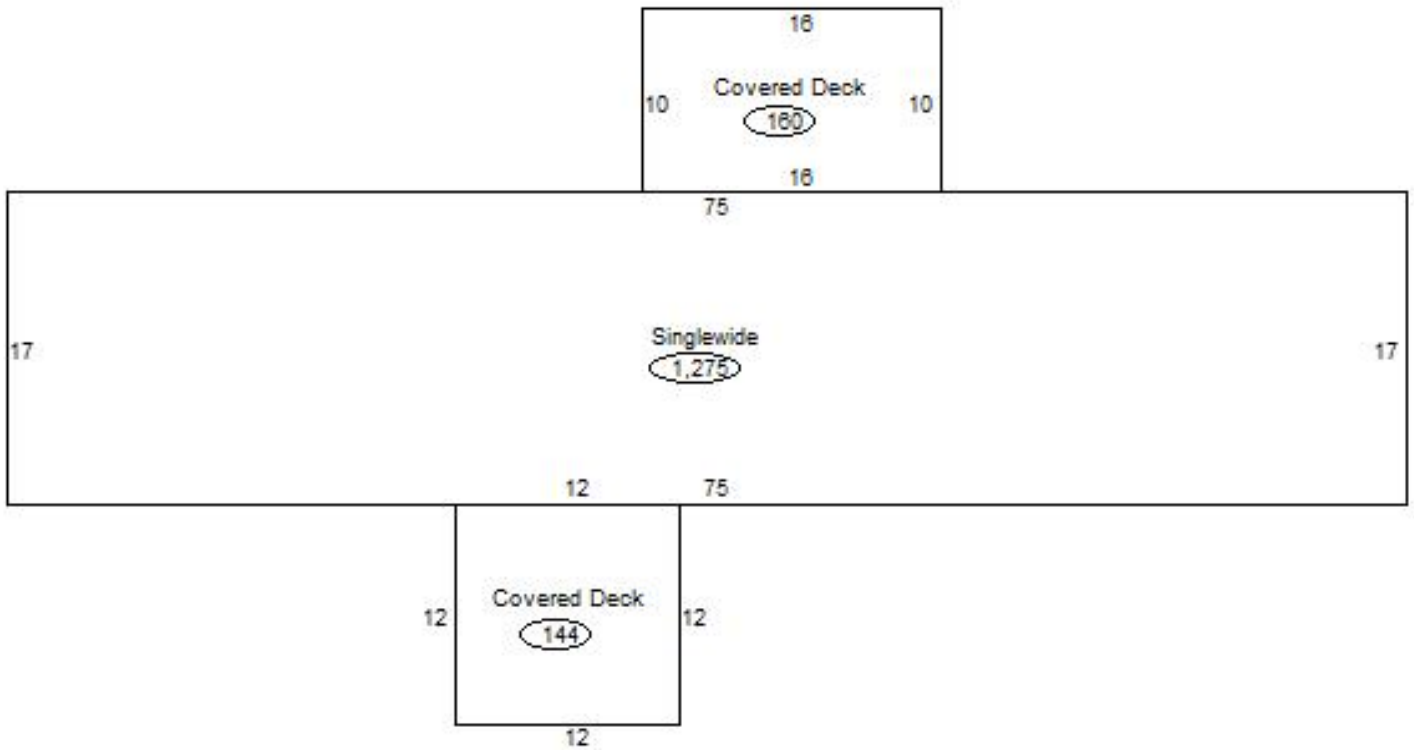
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | R | 13 | | 13 | Singlewide | 1,275 | 1.000 | 1,275 |
| 2 | M | WODC | | 13 | WODC | 144 | 1.000 | 144 |
| 3 | M | WODC | | 13 | WODC | 160 | 1.000 | 160 |
| Total Building Area | | | | | | 1,275 | | 1,275 |



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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 | 1.000 | 36 | 36 | 36 | 36 |
| HLC | HECTOR-LINKER FINE SANDY | TMBR | 35 | | 0 | 5.000 | 63 | 63 | 315 | 315 |
| TMBR Totals | | | | | | 6.000 | | | 351 | 351 |
| DNB | DENNIS SILT LOAM 1-3% SLO | NTV PST | 80 | | 0 | 12.000 | 192 | 192 | 2,304 | 2,304 |
| VD | VERDIGRIS SILT LOAM | NTV PST | 95 | | 0 | 1.000 | 228 | 228 | 228 | 228 |
| VF | VERDIGRIS SOILS FREQUENTL | NTV PST | 47 | | 0 | 1.000 | 113 | 113 | 113 | 113 |
| NTV PST Totals | | | | | | 14.000 | | | 2,645 | 2,645 |
| Total Agland | | | | | | 20.000 | | | 2,996 | 2,996 |