




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	660002625								
Parcel ID	24N18E-03-3-00000-000-0000								
Cadastral ID	03-24-18-00800								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	14 - CHELSEA RURAL								
Name ID	303668								
GILSON, MATTHEW L									
PO BOX 171 CHELSEA OK 74016-0000									
Parcel Location									
Situs	25171 E 300 RD								
Subdivision									
Lot/Block	/	Parcel Size	17.5 - Acres						
Sec/Twn/Rng	3 / 24 / 18 / 3								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.58470835 -95.37669416									
Building Permits									
W2 SE SW LESS SE SW SE SW.									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2130/148	LAIRMORE, BRENDA SUE	09/29/2010	110,000	11
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	2011	Land Value	1,607	1,607	11%	177	Assessed	4,025	333.07
Year Frozen	0	Improvements	49,411	34,982		3,848	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00
TIF Project ID	0	Total Value	51,018	36,589		4,025	Total Taxable	3,025	250.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660002625	GILSON, MATTHEW L	14	45,668	1000	2,908	241.00		
2024	2024-660002625	GILSON, MATTHEW L	14	50,859	1000	2,794	236.00		
2023	2023-660002625	GILSON, MATTHEW L	14	41,978	1000	2,684	229.00		
2022	2022-660002625	GILSON, MATTHEW L	14	42,954	1000	2,576	218.00		
2021	2021-660002625	GILSON, MATTHEW L	14	31,565	1000	2,472	210.00		
2020	2020-660002625	GILSON, MATTHEW L	14	30,998	1000	2,410	204.00		
2019	2019-660002625	GILSON, MATTHEW L	14	31,317	1000	2,445	210.00		
2018	2018-660002625	GILSON, MATTHEW L	14	35,420	1000	2,434	208.00		
2017	2017-660002625	GILSON, MATTHEW L	14	35,037	1000	2,334	200.00		
2016	2016-660002625	GILSON, MATTHEW L	14	29,588	1000	2,237	195.00		
2015	2015-660002625	GILSON, MATTHEW L	14	29,117	1000	2,143	185.00		
2014	2014-660002625	GILSON, MATTHEW L	14	29,507	1000	2,051	183.00		
2013	2013-660002625	GILSON, MATTHEW L	14	28,533	1000	1,962	174.00		



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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	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Frame, Siding, Vinyl 50% Frame, Siding, Woc
Base/Total Area	1,190 / 1,190
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1945 / 61

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	89.62	Total Misc Impr	+ 3,908
Roofing Adj	+ 4.73	Garage Cost	+
Subfloor Adj	+ 2.27	Total RCN	= 135,820
Heat/Cool Adj	+ 10.09	Depreciation (68%)	- 92,358
Plumbing Adj	+ 4.13	Lump Sums	+ 1,884
Basement Adj	+ 0.00	RCNLD	= 45,346
Adj Base Cost	= 110.85	Lot Value	+
Total Area	x 1,190	Indicated Value	= 45,346
Adjusted Cost	= 131,912	Value Per SqFt	38.11

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	45,346
Lot Value	
Indicated Value	45,346 38.11 Per SqFt
Agland Value	1,607
Site Improvements	4,065
Total Value	51,018 42.87 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	6825	16x12		192	19.62	50%	1,884
EPSW	ENCLOSED PORCH - SOLID WALL	128288	12x6		72	54.28		3,908



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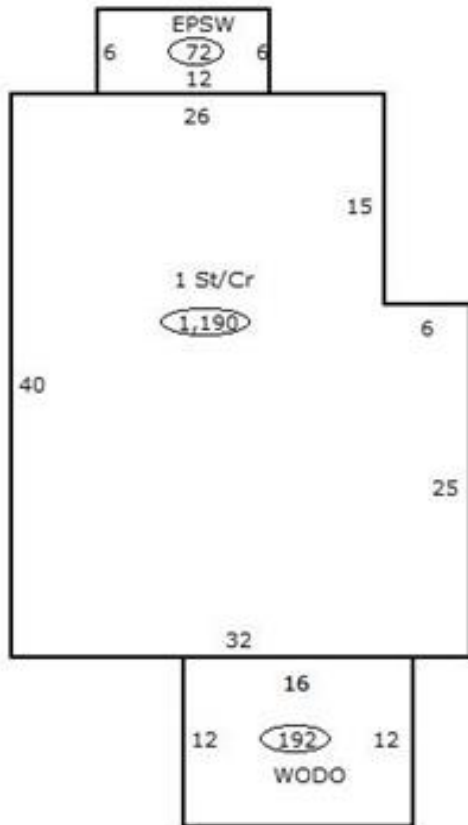
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,190	1.000	1,190
2	M	WODO		13	WODO	192	1.000	192
3	M	EPSW		13	EPSW	72	1.000	72
Total Building Area						1,190		1,190



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		14x20x0			280
	Qual 3	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (12.32 x 280)	3,450		3,450	863	2,587
	BARN BARN		10x16x0			160
	Qual 3	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (12.32 x 160)	1,971		1,971	493	1,478



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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
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			17.500	92	92	1,607	1,607
TMBR Totals						17.500			1,607	1,607
Total Agland						17.500			1,607	1,607