




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 660004792 Parcel ID 24N18E-05-2-00000-000-0000 Cadastral ID 05-24-18-00600 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 4204 VICTORY, BILL M LIVING TRUST 303 S OAK ST CHELSEA OK 74016-0000 Parcel Location Situs 01251 S 4260 RD Subdivision Lot/Block / Parcel Size 24.56 - Acres Sec/Twn/Rng 5 / 24 / 18 / 2 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					 <p style="text-align: right; color: orange;">01/04/2024</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2024-1-4\IMG_0013. 1/5/2024</p>				
Legal Description Lat/Long: 36.59663271 -95.41605045									
N/2 OF LOT 4					Building Permits				
					Number	Description	Opened	Closed	Amount
					R6	R6 NEW IMP MTG \$125,000	02/2005	12/2005	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		2637/293	VICTORY, B CLARK	05/25/2017	89,500	4
					2322/447	SANDERS, SANDRA S	04/25/2013	187,000	YES
					962/850	BECK, CALDWELL & JUNE &	07/15/1994	84,500	Yes
					962/236	INMAN, BETTY &	07/11/1994	0	No
					868/492		12/03/1991	0	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax
Remove Cap	2014	Land Value	4,044	4,044	11%	445	Assessed	20,949	1,733.53
Year Frozen	0	Improvements	240,420	186,392		20,504	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	244,464	190,436		20,949	Total Taxable	20,949	1,734.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660004792	VICTORY, BILL M			14	209,412	0	20,338	1,683.00
2024	2024-660004792	VICTORY, BILL M			14	222,225	0	19,745	1,666.00
2023	2023-660004792	VICTORY, BILL M			14	181,272	0	19,171	1,634.00
2022	2022-660004792	VICTORY, BILL M			14	180,974	0	18,612	1,575.00
2021	2021-660004792	VICTORY, BILL M			14	164,273	0	18,070	1,532.00
2020	2020-660004792	VICTORY, BILL M			14	161,427	0	17,757	1,506.00
2019	2019-660004792	VICTORY, BILL M			14	157,178	0	17,290	1,485.00
2018	2018-660004792	VICTORY, BILL M			14	161,642	0	17,781	1,519.00
2017	2017-660004792	VICTORY, BILL M			14	160,209	0	17,314	1,485.00
2016	2016-660004792	VICTORY, B CLARK			14	152,819	0	16,810	1,465.00
2015	2015-660004792	VICTORY, B CLARK			14	148,940	0	16,384	1,411.00
2014	2014-660004792	VICTORY, B CLARK			14	150,418	0	16,546	1,474.00
2013	2013-660004792	VICTORY, B CLARK			14	140,863	1000	13,867	1,230.00



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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	



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2024-1-4\IMG_0013. 1/5/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,057 / 2,057
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2005 / 16

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	86.46	Total Misc Impr	+	0
Roofing Adj	+ 4.07	Garage Cost	+	15,010
Subfloor Adj	+ 1.19	Total RCN	=	240,560
Heat/Cool Adj	+ 11.24	Depreciation (19%)	-	45,706
Plumbing Adj	+ 6.70	Lump Sums	+	11,081
Basement Adj	+ 0.00	RCNLD	=	205,935
Adj Base Cost	= 109.65	Lot Value	+	
Total Area	x 2,057	Indicated Value	=	205,935
Adjusted Cost	= 225,550	Value Per SqFt		100.11

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	205,935		
Lot Value			
Indicated Value	205,935	100.11	Per SqFt
Agland Value	4,044		
Site Improvements	34,485		
Total Value	244,464	118.84	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	12107	237		237	32.71		7,752
WODC	WOOD DECK - COVERED	12108	12x6		72	46.23		3,329



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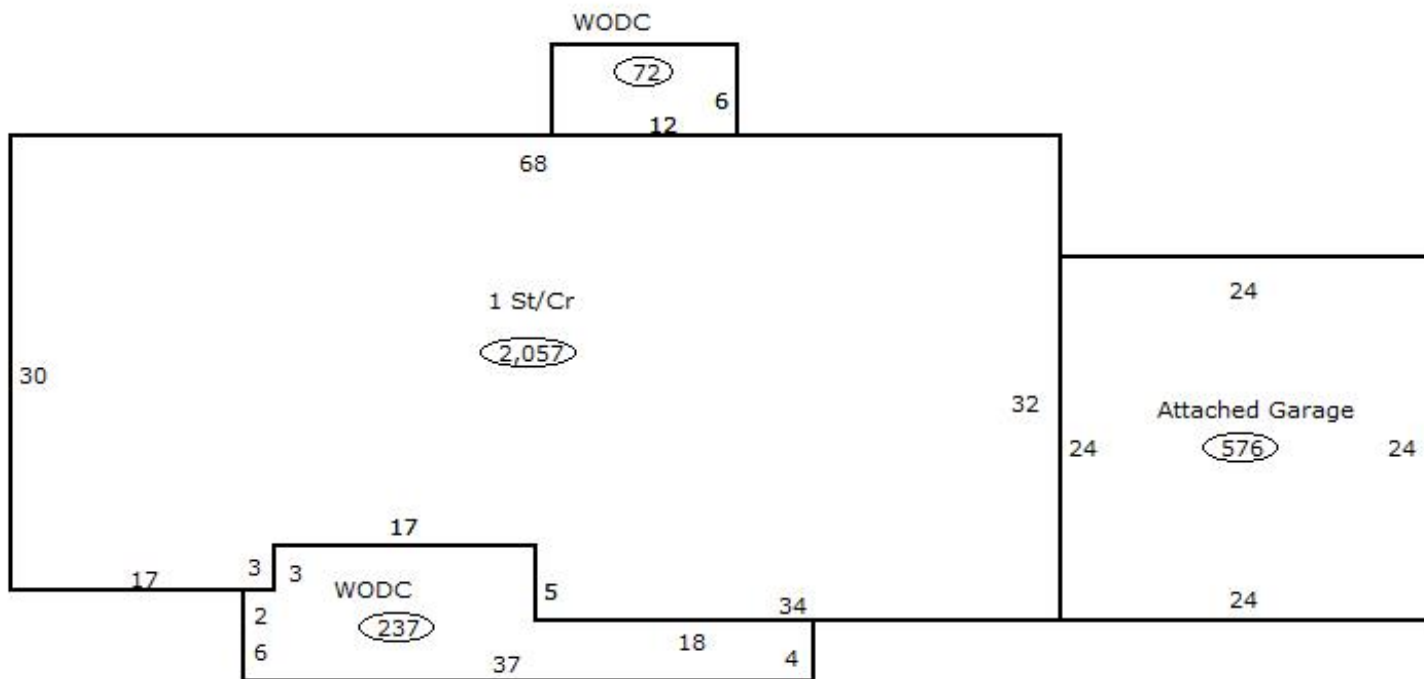
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Sketch Image

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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	2,057	1.000	2,057
2	G	1		13	Attached Garage	576	1.000	576
3	M	WODC		13	WODC	237	1.000	237
4	M	WODC		13	WODC	72	1.000	72
Total Building Area						2,057		2,057



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 2	Cond 3	Year 2008	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (30.25 x 1,200)	36,300	36,300	1,815	34,485



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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		0	2.000	144	144	288	288
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60		0	12.000	144	144	1,728	1,728
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	10.000	192	192	1,920	1,920
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	.560	192	192	108	108
NTV PST Totals						24.560			4,044	4,044
Total Agland						24.560			4,044	4,044