



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	660010253								
Parcel ID	24N17E-09-1-00000-000-0000								
Cadastral ID	09-24-17-00200								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 2							
Tax Area	14 - CHELSEA RURAL								
Name ID	304425								
BALDWIN, THOMAS ALLEN II &									
DEBORAH JEAN									
2452 S HWY 28									
CHELSEA OK 74016-0000									
Parcel Location									
Situs	02452 S HWY 66								
Subdivision									
Lot/Block	/	Parcel Size	100.45 - Acres						
Sec/Twn/Rng	9 / 24 / 17 / 1								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.57547175 -95.49562213									
SW SE NE & SW NE & NW NE SE & NW SE & N 30' E2 NE SE.					Building Permits				
					Number	Description	Opened	Closed	Amount
					R17	R17-POSS NEW ADDITION	06/2016	12/2016	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2134/380	SELF, PURLENE	10/20/2010	200,000	YES
					936/104	RECK, RUSSELL	11/04/1993	58,000	Yes
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax
Remove Cap	2011	Land Value	18,267	18,267	11%	2,009	Assessed	9,843	814.51
Year Frozen	0	Improvements	73,668	71,218		7,834	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00
TIF Project ID	0	Total Value	91,935	89,485		9,843	Total Taxable	8,843	732.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660010253	BALDWIN, THOMAS ALLEN II &			14	89,891	1000	8,556	708.00
2024	2024-660010253	BALDWIN, THOMAS ALLEN II &			14	84,349	1000	8,278	699.00
2023	2023-660010253	BALDWIN, THOMAS ALLEN II &			14	95,777	1000	9,535	813.00
2022	2022-660010253	BALDWIN, THOMAS ALLEN II &			14	95,777	1000	9,535	807.00
2021	2021-660010253	BALDWIN, THOMAS ALLEN II &			14	98,609	1000	9,694	822.00
2020	2020-660010253	BALDWIN, THOMAS ALLEN II &			14	64,966	1000	5,634	478.00
2019	2019-660010253	BALDWIN, THOMAS ALLEN II &			14	63,081	1000	5,441	467.00
2018	2018-660010253	BALDWIN, THOMAS ALLEN II &			14	68,046	1000	5,253	449.00
2017	2017-660010253	BALDWIN, THOMAS ALLEN II &			14	67,430	1000	5,071	435.00
2016	2016-660010253	BALDWIN, THOMAS ALLEN II &			14	32,253	1000	2,547	222.00
2015	2015-660010253	BALDWIN, THOMAS ALLEN II &			14	32,774	1000	2,580	222.00
2014	2014-660010253	BALDWIN, THOMAS ALLEN II &			14	32,911	1000	2,476	221.00
2013	2013-660010253	BALDWIN, THOMAS ALLEN II &			14	32,578	1000	2,374	211.00



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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 - Fair
 Architecture
 Style 100% One Story
 Exterior Wall 100% Frame, Siding, Wood
 Base/Total Area 1,600 / 1,600
 Style 100% One Story
 HVAC 100% Wall Furnace
 Roof Cover 1 Composition Shingle
 Area on Slab 480
 Fixture/RghIn 8 /
 Bed/F/H Bath 3 / 2.0 /
 Basement Area
 Garage Type
 Remodel
 Year/Eff Age 1940 / 65

Cost Approach

Manual : 01/2025

Base Cost	81.43	Total Misc Impr	+	2,327
Roofing Adj	+ 3.67	Garage Cost	+	
Subfloor Adj	+ 1.50	Total RCN	=	151,255
Heat/Cool Adj	+ 0.74	Depreciation (71%)	-	107,391
Plumbing Adj	+ 5.74	Lump Sums	+	7,346
Basement Adj	+ 0.00	RCNLD	=	51,210
Adj Base Cost	= 93.08	Lot Value	+	
Total Area	x 1,600	Indicated Value	=	51,210
Adjusted Cost	= 148,928	Value Per SqFt		32.01

Primary Image



6/6/2024

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	51,210		
Lot Value			
Indicated Value	51,210	32.01	Per SqFt
Agland Value	18,267		
Site Improvements	22,458		
Total Value	91,935	57.46	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	23852	5x4		20	20.81		416
EPSW	ENCLOSED PORCH - SOLID WALL	23853	7x5		35	54.59		1,911
WODC	WOOD DECK - COVERED	145884	20x12		240	30.61		7,346



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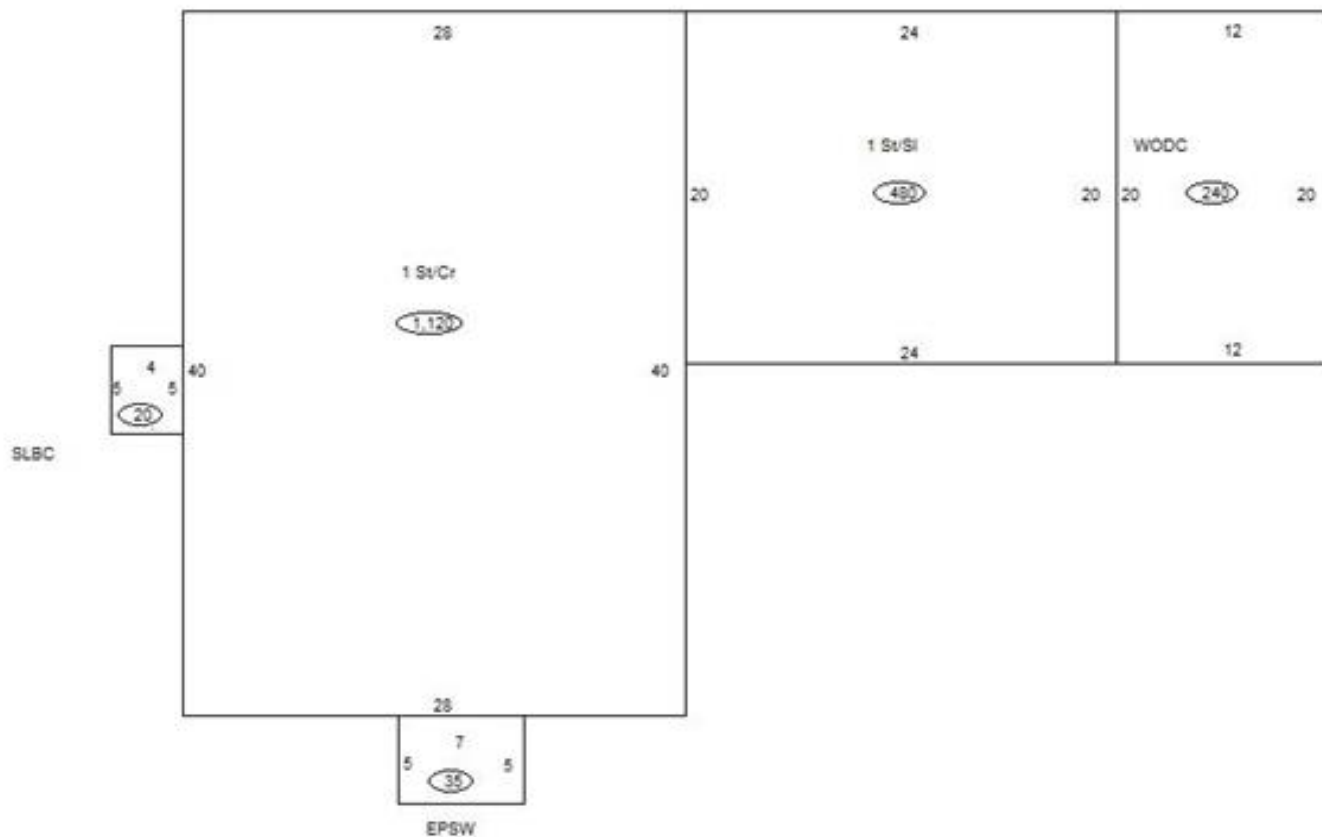
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,120	1.000	1,120
2	M	PRCH		10	SLBC	20	1.000	20
3	M	EPSW		10	EPSW	35	1.000	35
4	R	1	Slab	10	1 St/SI	480	1.000	480
5	M	WODC		10	WODC	240	1.000	240
Total Building Area						1,600		1,600



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	12x20x0	Base		240	
	Qual	3	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (22.20 x 240)	5,328		5,328	266	5,062
	BNGP	Barn - General Purpose	32x40x0	Base		1,280	
	Qual	2	Cond 2	Year	Eff Age 2026		
	Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ % Func)	RCNLD
		Base Cost (23.50 x 1,280)	30,080		30,080	21,056	9,024
	LNT0	Lean - To	16x76x0	Base		1,216	
	Qual	2	Cond 2	Year	Eff Age 2026		
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
		Base Cost (6.31 x 1,216)	7,673		7,673	3,837	3,836
	CP	CARPORT DIRT	36x36x0			1,296	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (3.50 x 1,296)	4,536		4,536		4,536
	LF	LOAFING SHED	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.26 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
CMB	CLAREMORE SILT LOAM 0-3%	TMBR	45	0		14.000	81	81	1,134	1,134
HC	HECTOR STONY SANDY LOAM	TMBR	20	0		3.000	36	36	108	108
TMBR Totals						17.000			1,242	1,242
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45	0		4.000	108	108	432	432
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80	0		24.000	192	192	4,608	4,608
NTV PST Totals						28.000			5,040	5,040
CMB	CLAREMORE SILT LOAM 0-3%	IMP PST	45	0		4.450	126	126	561	561
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80	0		51.000	224	224	11,424	11,424
IMP PST Totals						55.450			11,985	11,985
Total Agland						100.450			18,267	18,267