



# 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	660011336																																																										
Parcel ID	24N17E-10-3-00000-000-0000																																																										
Cadastral ID	10-24-17-00200																																																										
Property Type	REAL - Real Property																																																										
Property Class	RA	VI Area	2																																																								
Tax Area	14 - CHELSEA RURAL																																																										
Name ID	304105																																																										
FANNING, GERALD GLENN &																																																											
SHANNON DENISE TRUST																																																											
8251 S 270TH E AVE BROKEN ARROW OK 74014-0000																																																											
Parcel Location				\\tsclient\A\TOMMY DUNLAP\New folder (365)\IMG_0001.JPG 8/8/2024																																																							
Situs	02725 E HWY 28			Building Permits																																																							
Subdivision				<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 colspan="5"> </td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount																																													
Number	Description	Opened	Closed	Amount																																																							
Lot/Block	/	Parcel Size	80 - Acres	Legal Description Lat/Long: 36.57322336 -95.48565428																																																							
Sec/Twn/Rng	10 / 24 / 17 / 3			NW SW & NW NE SW & S2 NE SW & NE SW SW																																																							
Neighborhood	4050 - CHELSEA FOYIL RURAL			Exemptions																																																							
School District	S003 - CHELSEA SCHOOLS			<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>2149/680</td> <td>WHEELER, STEVEN R</td> <td>12/22/2010</td> <td>110,000</td> <td>YES</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1925/49</td> <td>FOUR STATES PETROLEUM CO-INC</td> <td>12/24/2007</td> <td>0</td> <td>4</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>638/484</td> <td>HOBBS, ALBERT</td> <td>06/01/1978</td> <td>0</td> <td>10</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>638/484</td> <td></td> <td></td> <td>0</td> <td>No</td> </tr> </tbody> </table>						Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code						2149/680	WHEELER, STEVEN R	12/22/2010	110,000	YES						1925/49	FOUR STATES PETROLEUM CO-INC	12/24/2007	0	4						638/484	HOBBS, ALBERT	06/01/1978	0	10						638/484			0	No
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					638/484			0	No																																																		
Parcel Valuation				Sale History																																																							
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax																																																			
Remove Cap	2011	Land Value	7,722	7,722	11%	849	Assessed	2,644	218.79																																																		
Year Frozen	0	Improvements	16,320	16,320		1,795	Penalty	0																																																			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																																																		
TIF Project ID	0	Total Value	24,042	24,042		2,644	Total Taxable	2,644	219.00																																																		
Assessment History																																																											
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																				
2025	2025-660011336	FANNING, GERALD GLENN &	14	24,042	0	2,644	219.00																																																				
2024	2024-660011336	FANNING, GERALD GLENN &	14	24,042	0	2,644	223.00																																																				
2023	2023-660011336	FANNING, GERALD GLENN &	14	24,042	0	2,583	220.00																																																				
2022	2022-660011336	FANNING, GERALD GLENN &	14	24,042	0	2,508	212.00																																																				
2021	2021-660011336	FANNING, GERALD GLENN &	14	22,138	0	2,435	206.00																																																				
2020	2020-660011336	FANNING, GERALD GLENN &	14	21,866	0	2,384	202.00																																																				
2019	2019-660011336	FANNING, GERALD GLENN &	14	21,050	0	2,315	199.00																																																				
2018	2018-660011336	FANNING, GERALD GLENN &	14	21,865	0	2,405	205.00																																																				
2017	2017-660011336	FANNING, GERALD GLENN &	14	21,322	0	2,345	201.00																																																				
2016	2016-660011336	FANNING, GERALD GLENN &	14	7,722	0	849	74.00																																																				
2015	2015-660011336	FANNING, GERALD GLENN &	14	7,722	0	849	73.00																																																				
2014	2014-660011336	FANNING, GERALD GLENN &	14	7,721	0	849	76.00																																																				
2013	2013-660011336	FANNING, GERALD GLENN &	14	7,721	0	849	75.00																																																				



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<b>Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE)</b>	
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	



<b>Residential Data</b>	
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	/

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<b>GRM Approach</b>	
GRM Code	
Gross Rent	0.00
Indicated Value	

<b>Multiple Regression</b>	
MRA Code	
Adjusted R	
Indicated Value	

<b>Direct Comparables</b>	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
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	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

<b>Value Reconciliation</b>	
Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	7,722
Site Improvements	16,320
Total Value	24,042 0.00 Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
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
	PFS	PORTABLE FRAME STRUCTURE	16x24x0			384
	Qual 2	Cond 3	Year 2016	Eff Age	8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>
	Base Cost (30.00 x 384)		11,520		11,520	11,520
	PFS	PORTABLE FRAME STRUCTURE	10x16x0			160
	Qual 2	Cond 3	Year 2016	Eff Age	8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>
	Base Cost (30.00 x 160)		4,800		4,800	4,800
	CP	CARPORT DIRT	0x0x0			
	Qual	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>
	Base Cost (3.50 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		2.000	81	81	162	162
DNC	DENNIS SILT LOAM 3-5% SLO	TMBR	69	0		2.000	124	124	248	248
HC	HECTOR STONY SANDY LOAM	TMBR	20	0		32.000	36	36	1,152	1,152
HLC	HECTOR-LINKER FINE SANDY	TMBR	35	0		9.000	63	63	567	567
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47	0		2.000	85	85	169	169
<b>TMBR Totals</b>						47.000			2,298	2,298
CMB	CLAREMORE SILT LOAM 0-3%	IMP PST	45	0		5.000	126	126	630	630
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80	0		16.000	224	224	3,584	3,584
SO	SOGN SOILS	IMP PST	15	0		8.000	42	42	336	336
SUB	SUMMIT SILTY CLAY LOAM 1-	IMP PST	78	0		4.000	218	218	874	874
<b>IMP PST Totals</b>						33.000			5,424	5,424
<b>Total Agland</b>						80.000			7,722	7,722