



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660013020 <b>Parcel ID</b> 23N17E-12-1-00000-000-0000 <b>Cadastral ID</b> 12-23-17-01700 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 71 - CHELSEA RURAL/FOYIL FIRE <b>Name ID</b> 3914 JONES, JAMES E & LINDA G  TRUSTEES 21885 E DAWES CEMETERY RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 21885 DAWES CEMETERY RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 4.77 - Acres <b>Sec/Twn/Rng</b> 12 / 23 / 17 / 1 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-08-25\IMG_007! 8/26/2020</p>														
<b>Legal Description</b> Lat/Long: 36.49303042 -95.43843108																			
E2 SW NE NE LESS THE SLY 30' THEREOF & LESS TR DESC 2024 017523 AS COMM SE/C NE NE; S89.0339W 659.56'; N01.3134W 30' TO POB; S89.0339W 20'; N01.3134W 433.50'; N89.0339E 20'; S01.3134E 433.50' TO POB.					<b>Building Permits</b> <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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	1346/685	JONES, JAMES E & LINDA G	01/08/2002	0	4										
					1045/70	PARKS, RODGER D	11/12/1996	0	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	95.740	<b>Current Tax</b>										
<b>Remove Cap</b>	0		<b>Land Value</b>	50,319	35,972	11%	3,957	<b>Assessed</b>	15,916										
<b>Year Frozen</b>	2025		<b>Improvements</b>	152,084	108,720		11,959	<b>Penalty</b>	0										
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000										
<b>TIF Project ID</b>	0		<b>Total Value</b>	202,403	144,692		15,916	<b>Total Taxable</b>	14,916										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660013020	JONES, JAMES E & LINDA G			71	221,781	1000	14,917	1,441.00										
2024	2024-660013020	JONES, JAMES E & LINDA G			71	204,599	1000	14,753	1,453.00										
2023	2023-660013020	JONES, JAMES E & LINDA G			71	161,004	1000	14,295	1,423.00										
2022	2022-660013020	JONES, JAMES E & LINDA G			71	134,989	1000	13,849	1,387.00										
2021	2021-660013020	JONES, JAMES E & LINDA G			71	136,320	1000	13,607	1,373.00										
2020	2020-660013020	JONES, JAMES E & LINDA G			71	131,639	1000	13,182	1,345.00										
2019	2019-660013020	JONES, JAMES E & LINDA G			71	127,386	1000	12,768	1,325.00										
2018	2018-660013020	JONES, JAMES E & LINDA G			71	132,596	1000	12,368	1,271.00										
2017	2017-660013020	JONES, JAMES E & LINDA G			71	131,419	1000	11,978	1,244.00										
2016	2016-660013020	JONES, JAMES E & LINDA G			71	128,510	1000	11,600	1,224.00										
2015	2015-660013020	JONES, JAMES E & LINDA G			71	125,801	1000	11,233	1,171.00										
2014	2014-660013020	JONES, JAMES E & LINDA G			71	123,613	1000	10,877	1,170.00										
2013	2013-660013020	JONES, JAMES E & LINDA G			71	118,325	1000	10,531	1,118.00										



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Lot Data		Square-Foot - NBHD 4050 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	199,069.00 x .25 = 50,319	
Factor Value		
Adjustments	1.0000	
Lot Value	50,319	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	1,685 / 1,685
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1983 / 32

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	163,604 97.09 Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	89.10	Total Misc Impr	+ 9,209
Roofing Adj	+ 4.73	Garage Cost	+
Subfloor Adj	+ 1.07	Total RCN	= 201,855
Heat/Cool Adj	+ 11.24	Depreciation ( 42%)	- 84,779
Plumbing Adj	+ 8.18	Lump Sums	+ 4,399
Basement Adj	+ 0.00	RCNLD	= 121,475
Adj Base Cost	= 114.33	Lot Value	+ 50,319
Total Area	x 1,685	Indicated Value	= 171,794
Adjusted Cost	= 192,646	Value Per SqFt	101.95

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	121,475
Lot Value	50,319
Indicated Value	171,794 101.95 Per SqFt
Agland Value	
Site Improvements	30,609
Total Value	202,403 120.12 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,994.06		4,994
PRCH	SLAB PORCH - COVERED	31166	26x7		182	23.16		4,215
WODO	WOOD DECK - OPEN	31167	40x14		560	15.71	50%	4,399



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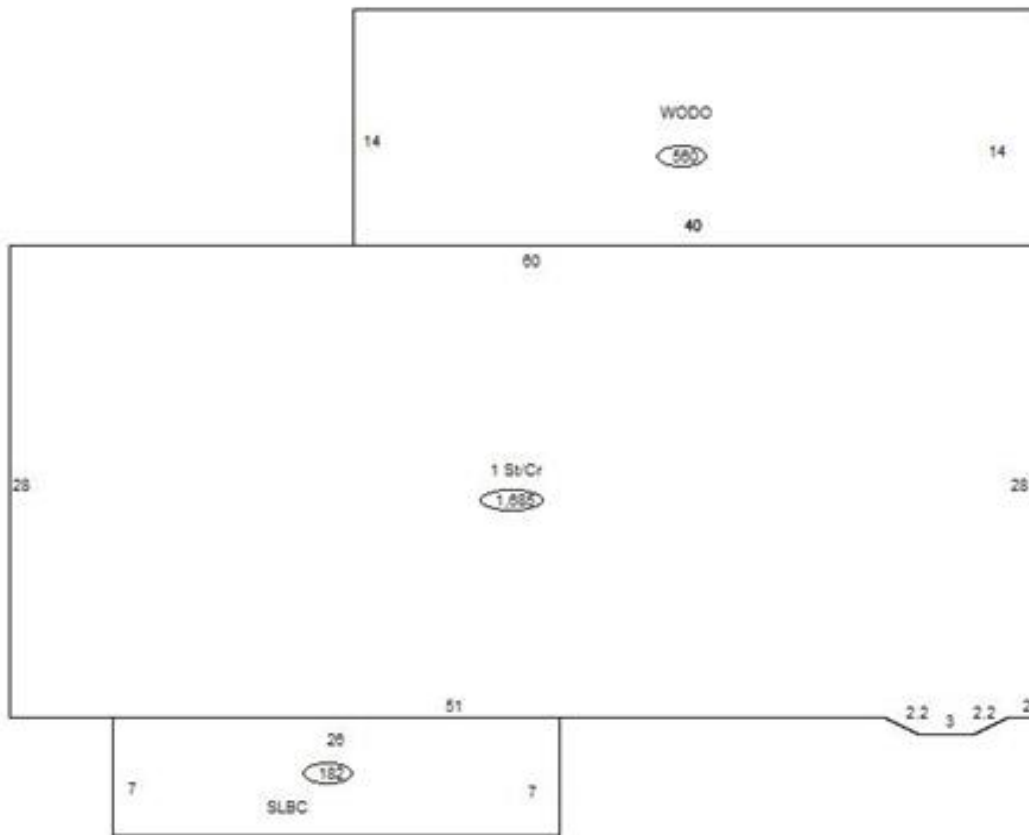
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### Sketch Image

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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	1,685	1.000	1,685
2	M	PRCH		10	SLBC	182	1.000	182
3	M	WODO		10	WODO	560	1.000	560
<b>Total Building Area</b>						1,685		1,685



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x40x20	Concrete	Formed Metal	1,200
	Qual 3	Cond 3	Year 2010	Eff Age 12		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (34.01 x 1,200)	40,812	40,812	10,203	30,609