



# 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	660013532								
Parcel ID	24N16E-13-2-00000-000-0000								
Cadastral ID	13-24-16-00300								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	14 - CHELSEA RURAL								
Name ID	348143								
LAYTON, JAMES ARTHUR 1/2 INT & DUNCAN, MIRANDA LEIGH 1/2 INT									
3505 S 4180 RD CHELSEA OK 74016-0000									
Parcel Location									
Situs	03505 S 4180 RD								
Subdivision									
Lot/Block	/	Parcel Size	51.43 - Acres						
Sec/Twn/Rng	13 / 24 / 16 / 2								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.56306693 -95.55734026									
TR DESC 2025-012584 AS COMM SW/C NW; N88.3318E 27.65' TO POB; CURVE RIGHT RAD 978.95' ARC DIST 705.20' CENT ANG 41.1625 CHORD BEAR N33.0129E CHORD LENGTH 690.05'; N53.3942E 1316 52'; N88.3346E 487.11'; S01.2007E 660.98'; N88.3331E 660.80'; S01 2029E 660.93'; S88.3318W 2615.83' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R24	NEW SFR	09/2024	02/2025						
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	BATTLES, ALISON LYNN 1/3 INT &	08/07/2025	0	4					
/	LAYTON, J E	11/09/2022	0	WB					
907/397	BELLAMY, GLENDA ANNETTE &	03/01/1993	120,000	No					
901/353	HAYES, P L	12/14/1992	0	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	0	Land Value	12,625	12,625	11%	1,389	Assessed	9,222 763.12	
Year Frozen	0	Improvements	198,507	63,376		6,971	Penalty	0	
Uncapped Value	0	Mobile Home	22,739	7,836		862	Exemption	0 0.00	
TIF Project ID	0	Total Value	233,871	83,837		9,222	Total Taxable	9,222 763.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660013532	LAYTON, JAMES ARTHUR 1/2 INT &	14	233,871	0	8,954	741.00		
2024	2024-660013532	BATTLES, ALISON LYNN 1/3 INT &	14	175,513	0	9,145	772.00		
2023	2023-660013532	BATTLES, ALISON LYNN 1/3 INT &	14	141,880	0	8,878	757.00		
2022	2022-660013532	LAYTON, J E	14	140,126	0	8,619	729.00		
2021	2021-660013532	LAYTON, J E	14	126,489	0	8,368	709.00		
2020	2020-660013532	LAYTON, J E	14	73,860	0	8,125	689.00		
2019	2019-660013532	LAYTON, J E	14	73,969	1000	7,136	613.00		
2018	2018-660013532	LAYTON, J E	14	81,737	1000	7,991	683.00		
2017	2017-660013532	LAYTON, J E	14	81,215	1000	7,744	664.00		
2016	2016-660013532	LAYTON, J E	14	65,396	1000	6,193	540.00		
2015	2015-660013532	LAYTON, J E	14	63,667	1000	6,003	517.00		
2014	2014-660013532	LAYTON, J E	14	66,326	1000	6,296	561.00		
2013	2013-660013532	LAYTON, J E	14	64,998	1000	6,150	546.00		



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<b>Lot Data</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	



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<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Rustic Log
Base/Total Area	2,226 / 2,226
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	420 Attached Garage - Finished
Remodel	
Year/Eff Age	1951 / 56

**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	143,559		
Lot Value			
Indicated Value	143,559	64.49	Per SqFt
Agland Value	12,625		
Site Improvements	54,948		
Total Value	211,132	94.85	Total Value Per SqFt

**Cost Approach Manual : 01/2025**

Base Cost	108.26	Total Misc Impr	+	2,863
Roofing Adj	+ 5.14	Garage Cost	+	21,551
Subfloor Adj	+ 0.00	Total RCN	=	319,804
Heat/Cool Adj	+ 14.18	Depreciation ( 59%)	-	188,684
Plumbing Adj	+ 5.13	Lump Sums	+	12,439
Basement Adj	+ 0.00	RCNLD	=	143,559
Adj Base Cost	= 132.70	Lot Value	+	
Total Area	x 2,226	Indicated Value	=	143,559
Adjusted Cost	= 295,390	Value Per SqFt		64.49

**Miscellaneous Improvements**

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	32510	20x5		100	28.63		2,863
WODO	WOOD DECK - OPEN	146568	25x10		250	21.55	10%	4,849
WODO	WOOD DECK - OPEN	146569	45x10		450	18.74	10%	7,590



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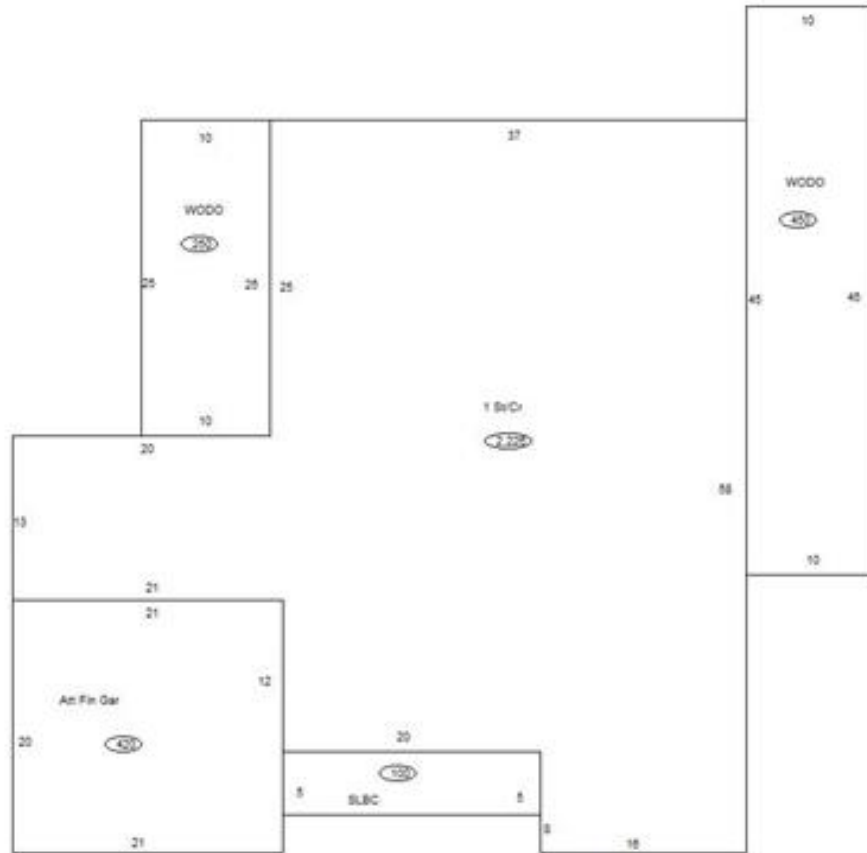
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### Sketch Image

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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	2,226	1.000	2,226
2	G	5		10	Att Fin Gar	420	1.000	420
3	M	PRCH		10	SLBC	100	1.000	100
4	M	WODO		10	WODO	250	1.000	250
5	M	WODO		10	WODO	450	1.000	450
<b>Total Building Area</b>						<b>2,226</b>		<b>2,226</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x50x10	Concrete	Formed Metal	1,500
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (27.98 x 1,500)		41,970	41,970	6,296	35,674
	SHDS	Shed - Small	10x16x8	Plank	Composition Shingle	160
	Qual	2	Cond 2	Year 2005	Eff Age 21	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (19.51 x 160)		3,122	3,122	3,122	
	LOAF	LOAFING SHED	40x10x10	Dirt	Formed Metal	400
	Qual	2	Cond 2	Year 1990	Eff Age 36	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.08 x 400)		2,432	2,432	1,946	486
	BNGP	BARN	40x50x12	Dirt	Formed Metal	2,000
	Qual	2	Cond 2	Year 1990	Eff Age 36	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (62% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (21.85 x 2,000)		43,700	43,700	27,094	16,606
	GRDT	Garage - Detached	12x20x8	Concrete	Formed Metal	240
	Qual	2	Cond 2	Year 1990	Eff Age 36	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (62% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (23.92 x 240)		5,741	5,741	3,559	2,182



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<b>Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE)</b>	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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<b>Residential Data</b>	
Type	6 Mobile Home 76 x 16
Condition	3 - Average
Quality	3 - Average
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,216 / 1,216
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1993 / 25

**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	22,739		
Lot Value			
Indicated Value	22,739	18.70	Per SqFt
Agland Value			
Site Improvements			
Total Value	22,739	18.70	Total Value Per SqFt

**Cost Approach Manual : 01/2025**

Base Cost	34.48	Total Misc Impr	+	0
Roofing Adj	+ 2.67	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	59,839
Heat/Cool Adj	+ 3.49	Depreciation ( 62%)	-	37,100
Plumbing Adj	+ 8.57	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	22,739
Adj Base Cost	= 49.21	Lot Value	+	
Total Area	x 1,216	Indicated Value	=	22,739
Adjusted Cost	= 59,839	Value Per SqFt		18.70

**Miscellaneous Improvements**

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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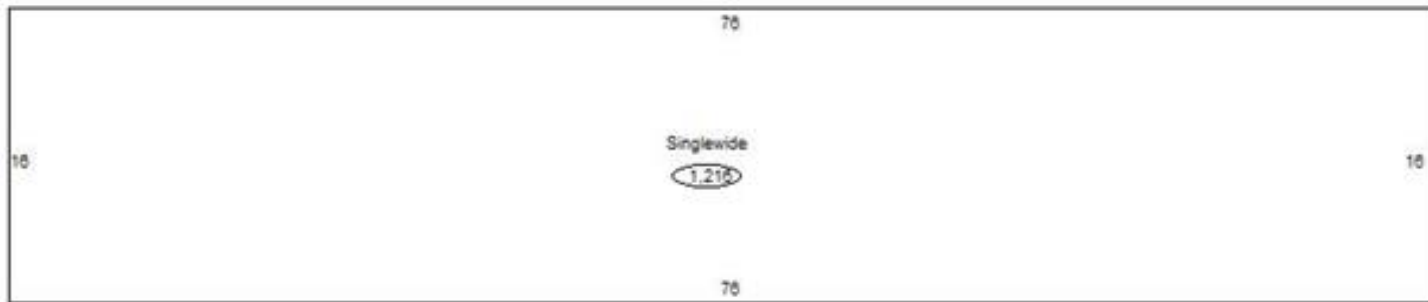
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	1,216	1.000	1,216
<b>Total Building Area</b>						1,216		1,216



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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
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67			1.000	121	121	121	121
<b>TMBR Totals</b>						1.000			121	121
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			1.430	108	108	154	154
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			4.000	108	108	432	432
<b>NTV PST Totals</b>						5.430			586	586
OKB	OKEMAH SILTY CLAY LOAM 1-	CLT LND	80			2.500	280	280	700	700
OKB	OKEMAH SILTY CLAY LOAM 1-	CLT LND	80			22.500	280	280	6,300	6,300
OKB	OKEMAH SILTY CLAY LOAM 1-	CLT LND	80			5.000	280	280	1,400	1,400
SUC	SUMMIT SILTY CLAY LOAM 3-	CLT LND	67			15.000	235	235	3,518	3,518
<b>CLT LND Totals</b>						45.000			11,918	11,918
<b>Total Agland</b>						51.430			12,625	12,625