



# 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	660014760													
Parcel ID	23N15E-15-3-00000-000-0000													
Cadastral ID	15-23-15-02600													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 2												
Tax Area	10 - OOLOGAH RURAL/NW FIRE													
Name ID	205054													
CHAPMAN, CHARLES W														
9740 S 4103 RD OOLOGAH OK 74053-0000														
Parcel Location														
Situs	09740 S 4103 RD													
Subdivision														
Lot/Block	/	Parcel Size	2.8 - Acres											
Sec/Twn/Rng	15 / 23 / 15 / 3													
Neighborhood	4030 - OOLOGAH RURAL													
School District	S004 - OOLOGAH SCHOOLS													
Legal Description Lat/Long: 36.47077278 -95.69879141														
W2 OF TR IN W2 E2 SW, BEG 264. 91' E & 160.68' N SW/C NE SW, E & PAR TO N/L NE SW 393.71' TO PT ON E/L W2 E2 SW, SLY ALG E/L 221 52', WLY & PAR TO S/L SD NE SW 393.76'; N & PAR TO W/L NE SW 221.84' TO POB, LESS 40' THEREOF FOR RDWY EASEMENT														
Building Permits														
<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										
Exemptions														
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code					
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax						
Remove Cap	0	Land Value	58,501	43,857	11%	4,824	Assessed	20,478 2,215.34						
Year Frozen	0	Improvements	159,495	142,301		15,654	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -94.00						
TIF Project ID	0	Total Value	217,996	186,158		20,478	Total Taxable	19,478 2,121.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660014760	CHAPMAN, CHARLES W	10	209,911	1000	18,882	2,057.00							
2024	2024-660014760	CHAPMAN, CHARLES W	10	216,719	1000	18,302	1,930.00							
2023	2023-660014760	CHAPMAN, CHARLES W	10	200,257	1000	17,740	1,859.00							
2022	2022-660014760	CHAPMAN, CHARLES W	10	167,934	1000	17,194	1,794.00							
2021	2021-660014760	CHAPMAN, CHARLES W	10	164,330	1000	16,664	1,751.00							
2020	2020-660014760	CHAPMAN, CHARLES W	10	158,683	1000	16,149	1,722.00							
2019	2019-660014760	CHAPMAN, CHARLES W	10	151,366	1000	15,650	1,638.00							
2018	2018-660014760	CHAPMAN, CHARLES W	10	156,507	1000	15,237	1,651.00							
2017	2017-660014760	CHAPMAN, CHARLES W	10	155,257	1000	14,765	1,692.00							
2016	2016-660014760	CHAPMAN, CHARLES W	10	146,173	1000	14,306	1,496.00							
2015	2015-660014760	CHAPMAN, CHARLES W	10	165,256	1000	13,860	1,371.00							
2014	2014-660014760	CHAPMAN, CHARLES W	10	129,518	1000	10,468	1,036.00							
2013	2013-660014760	CHAPMAN, CHARLES W	10	121,868	1000	10,134	970.00							



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Lot Data	Square-Foot - NBHD 4030 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.772	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	120,747.00 x .48 = 58,501	
Factor Value		
Adjustments	1.0000	
Lot Value	58,501	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,477 / 1,477
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,477
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Finished
Remodel	
Year/Eff Age	1991 / 26



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	185,597	125.66	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	106.43	Total Misc Impr	+	12,504			
Roofing Adj	+ 5.34	Garage Cost	+	16,646			
Subfloor Adj	+ -1.17	Total RCN	=	223,523			
Heat/Cool Adj	+ 11.47	Depreciation ( 35%)	-	78,233			
Plumbing Adj	+ 9.53	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	145,290			
Adj Base Cost	= 131.60	Lot Value	+	58,501			
Total Area	x 1,477	Indicated Value	=	203,791			
Adjusted Cost	= 194,373	Value Per SqFt		137.98			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	145,290		
Lot Value	58,501		
Indicated Value	203,791	137.98	Per SqFt
Agland Value			
Site Improvements	14,205		
Total Value	217,996	147.59	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2012	1	0.00	
PRCH	SLAB PORCH - COVERED	35643	23x6			138	23.81	3,286
EPSW	ENCLOSED PORCH - SOLID WALL	35644	120			120	62.78	7,534
PRCH	SLAB PORCH - COVERED	35645	10x7			70	24.05	1,684



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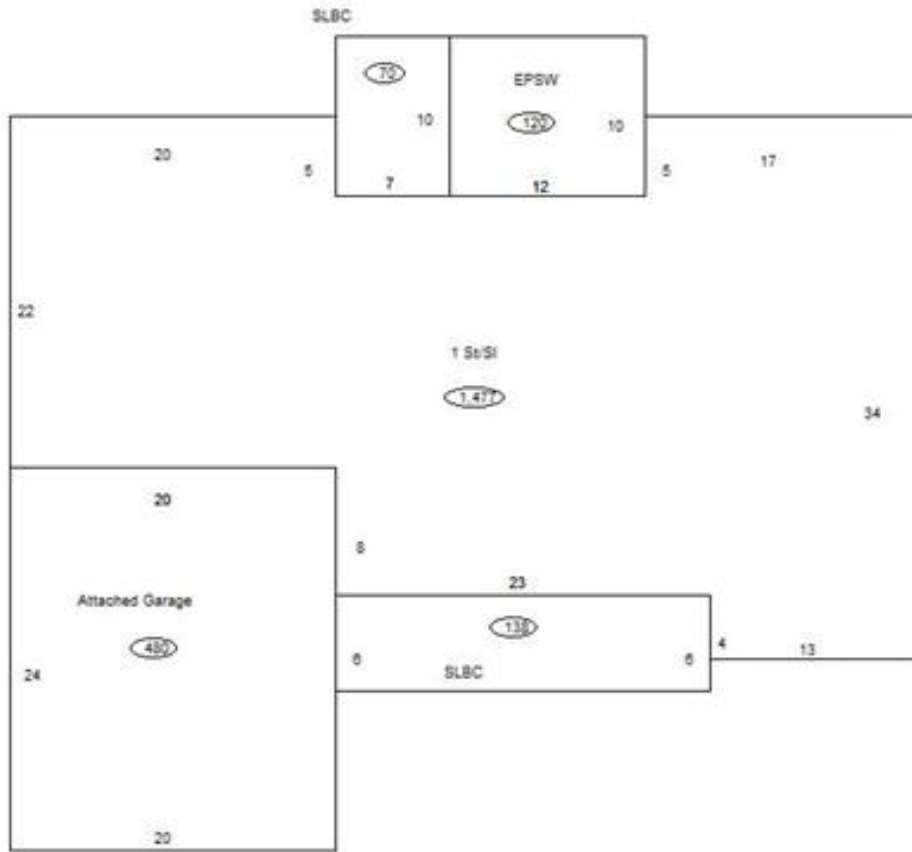
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,477	1.000	1,477
2	G	1		10	Attached Garage	480	1.000	480
3	M	PRCH		10	SLBC	138	1.000	138
4	M	EPSW		10	EPSW	120	1.000	120
5	M	PRCH		10	SLBC	70	1.000	70
<b>Total Building Area</b>						<b>1,477</b>		<b>1,477</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	12x24x8	Dirt	Formed Metal	288
	Qual 3	Cond 3	Year 2000	Eff Age 20		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (7.12 x 288)	2,051		2,051	1,210
						841
	UTIL	Shop Building	24x24x8	Concrete	Formed Metal	576
	Qual 2	Cond 3	Year 1991	Eff Age 26		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (45% Phys/ 0% Func)</b>	<b>RCNLD</b>
		Base Cost (29.31 x 576)	16,883		16,883	7,597
						9,286
	SHDS	Shed - Small	8x20x8	Concrete	Formed Metal	160
	Qual 4	Cond 3	Year 1980	Eff Age 35		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (26.29 x 160)	4,206		4,206	3,365
						841
	LF	LOAFING SHED	0x0x0			264
	Qual 3	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.26 x 264)	1,125		1,125	506
						619
	STA	STG AVG	0x0x0			160
	Qual 3	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (7.02 x 160)	1,123		1,123	505
						618
	SHIP	Shipping/Storage Container	8x40x8	Plank		320
	Qual 3	Cond 3	Year 0	Eff Age 0		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (6.25 x 320)	2,000		2,000	2,000