



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 04:25:11  
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Assessment Data					Primary Image				
<b>Account</b> 660014780 <b>Parcel ID</b> 23N17E-15-1-00000-000-0000 <b>Cadastral ID</b> 15-23-17-01000 <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> 18444 BELL, FRANK E & CAROLYN  9300 S 4230 RD CHELSEA OK 74016-3058  <b>Parcel Location</b> <b>Situs</b> 09300 S 4230 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 15 / 23 / 17 / 1 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-08-31\IMG_000' 8/31/2020</p>				
<b>Legal Description</b> Lat/Long: 36.47689255 -95.47271505									
NE SE NE					<b>Building Permits</b>				
					<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>
					R5	ROLL NEW SHPA PER V5/JCB	12/2004	01/2005	
<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	905/651	SELLER	01/23/1993	14,500	Yes
					878/661		04/08/1992	0	No
					801/44		01/26/1989	19,000	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>
Remove Cap	0	<b>Land Value</b>	115,813	53,408	11%	5,875	<b>Assessed</b>	9,225	883.20
Year Frozen	2013	<b>Improvements</b>	38,002	17,524		1,927	<b>Penalty</b>	0	
Uncapped Value	0	<b>Mobile Home</b>	28,054	12,937		1,423	<b>Exemption</b>	1,000	-83.00
TIF Project ID	0	<b>Total Value</b>	181,869	83,869		9,225	<b>Total Taxable</b>	8,225	800.00
<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	2025-660014780	BELL, FRANK E & CAROLYN			71	224,153	1000	8,225	801.00
2024	2024-660014780	BELL, FRANK E & CAROLYN			71	239,900	1000	8,226	816.00
2023	2023-660014780	BELL, FRANK E & CAROLYN			71	116,028	1000	8,225	824.00
2022	2022-660014780	BELL, FRANK E & CAROLYN			71	110,758	1000	8,226	830.00
2021	2021-660014780	BELL, FRANK E & CAROLYN			71	95,667	1000	8,226	836.00
2020	2020-660014780	BELL, FRANK E & CAROLYN			71	94,425	1000	8,226	846.00
2019	2019-660014780	BELL, FRANK E & CAROLYN			71	88,953	1000	8,226	859.00
2018	2018-660014780	BELL, FRANK E & CAROLYN			71	93,304	1000	8,225	851.00
2017	2017-660014780	BELL, FRANK E & CAROLYN			71	92,821	1000	8,226	859.00
2016	2016-660014780	BELL, FRANK E & CAROLYN			71	90,567	1000	8,226	873.00
2015	2015-660014780	BELL, FRANK E & CAROLYN			71	94,952	1000	8,226	863.00
2014	2014-660014780	BELL, FRANK E & CAROLYN			71	92,786	1000	8,226	889.00
2013	2013-660014780	BELL, FRANK E & CAROLYN			71	91,225	1000	8,226	877.00



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Lot Data		Square-Foot - NBHD 4050 #1		Primary Image				
Lot Size				<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-08-31\IMG_000 8/31/2020</p>				
Lot Count								
Units Buildable	10							
Non-Ag Acres	10.1253							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	441,060.00 x .26 = 115,813							
Factor Value								
Adjustments	1.0000							
Lot Value	115,813							
<b>Residential Data</b>								
Type	1 Single Family Residence							
Condition	2 - Fair							
Quality	1.5 - Low							
Architecture	TRAD TRADITIONAL							
Style	100% One Story							
Exterior Wall	90% Frame, Siding, Vinyl 10% Frame, Siding, Woc							
Base/Total Area	868 / 868							
Style	100% One Story							
HVAC	100% Individual Heat Pump							
Roof Cover	1 Composition Shingle							
Area on Slab	0							
Fixture/RghIn	4 /							
Bed/F/H Bath	2 / 1.0 /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	1940 / 86							
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	92.85	Total Misc Impr	+	5,015				
Roofing Adj	+ 4.32	Garage Cost	+					
Subfloor Adj	+ 2.62	Total RCN	=	100,972				
Heat/Cool Adj	+ 5.34	Depreciation ( 80%)	-	80,778				
Plumbing Adj	+ 5.43	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	20,194				
Adj Base Cost	= 110.55	Lot Value	+	115,813				
Total Area	x 868	Indicated Value	=	136,007				
Adjusted Cost	= 95,957	Value Per SqFt		156.69				
		<b>GRM Approach</b>						
		GRM Code						
		Gross Rent 0.00						
		Indicated Value						
		<b>Multiple Regression</b>						
		MRA Code 1 Test						
		Adusted R 0.8445						
		Indicated Value 44,403 51.16 Per SqFt						
		<b>Direct Comparables</b>						
		Selection Model 1 Res						
		Adjustment Model A2 AO Test						
		Comparables						
		Indicated Value						
		<b>Value Reconciliation</b>						
		Selected Approach Cost Approach						
		Improvements 20,194						
		Lot Value 115,813						
		Indicated Value 136,007 156.69 Per SqFt						
		Agland Value						
		Site Improvements 17,808						
		Total Value 153,815 177.21 Total Value Per SqFt						
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	35666	16x6		96	52.24		5,015



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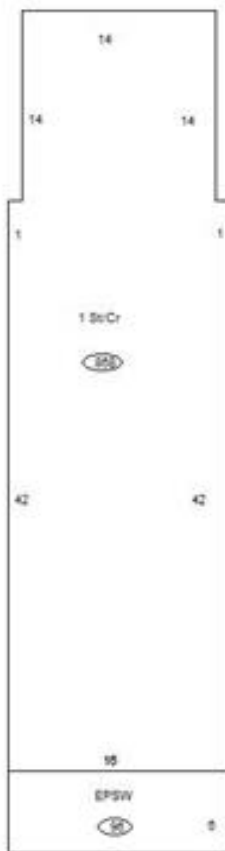
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Sketch Image

660014780



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	868	1.000	868
2	M	EPSW		10	EPSW	96	1.000	96
<b>Total Building Area</b>						<b>868</b>		<b>868</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	24x40x8		Formed Metal	960
	Qual 2	Cond 3	Year 2000	Eff Age 20		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (30.60 x 960)	29,376		29,376	14,394	14,982
	SHDS	SHED	16x20x8		Plank Composition Shingle	320
	Qual 2	Cond 2	Year 2000	Eff Age 26		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (17.10 x 320)	5,472		5,472	3,830	1,642
	LNT0	LEAN-TO ATTACHED	10x40x8		Dirt Formed Metal	400
	Qual 3	Cond 3	Year 2000	Eff Age 20		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.55 x 400)	3,820		3,820	2,636	1,184
	SHDS	Shed - Small	8x12x6		Plank Composition Shingle	96
	Qual 3	Cond 2	Year 2000	Eff Age 26		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (27.79 x 96)	2,668		2,668	2,668	



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<b>Lot Data</b>		<b>Primary Image</b>																																					
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY  Method Base Lot Value Factor Value Adjustments Lot Value																																							
<b>Residential Data</b> Type 6 Mobile Home 44 x 27 Condition 3 - Average Quality 3 - Average Architecture 6 MS ADJ Style 100% Double Wide Exterior Wall 100% Frame, Plywood or Hardboard Base/Total Area 1,188 / 1,188 Style 100% Double Wide HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 0 Fixture/RghIn / Bed/F/H Bath 2 / 1.0 / Basement Area Garage Type Remodel Year/Eff Age 1995 / 23				\\tsclient\C\TOMS PC PICS\2016-11-09 11-09-2016\11-09-2016 04 11/10/2016																																			
<b>Cost Approach</b>		<b>GRM Approach</b>																																					
<b>Manual : 01/2025</b> <table border="0"> <tr> <td>Base Cost</td><td>34.60</td> <td>Total Misc Impr</td><td>+ 9,929</td> </tr> <tr> <td>Roofing Adj</td><td>+ 2.68</td> <td>Garage Cost</td><td>+ 0</td> </tr> <tr> <td>Subfloor Adj</td><td>+ 0.00</td> <td>Total RCN</td><td>= 65,242</td> </tr> <tr> <td>Heat/Cool Adj</td><td>+ 3.57</td> <td>Depreciation ( 57%)</td><td>- 37,188</td> </tr> <tr> <td>Plumbing Adj</td><td>+ 5.71</td> <td>Lump Sums</td><td>+ 0</td> </tr> <tr> <td>Basement Adj</td><td>+ 0.00</td> <td>RCNLD</td><td>= 28,054</td> </tr> <tr> <td>Adj Base Cost</td><td>= 46.56</td> <td>Lot Value</td><td>+ 0</td> </tr> <tr> <td>Total Area</td><td>x 1,188</td> <td>Indicated Value</td><td>= 28,054</td> </tr> <tr> <td>Adjusted Cost</td><td>= 55,313</td> <td>Value Per SqFt</td><td>23.61</td> </tr> </table>		Base Cost	34.60	Total Misc Impr	+ 9,929	Roofing Adj	+ 2.68	Garage Cost	+ 0	Subfloor Adj	+ 0.00	Total RCN	= 65,242	Heat/Cool Adj	+ 3.57	Depreciation ( 57%)	- 37,188	Plumbing Adj	+ 5.71	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 28,054	Adj Base Cost	= 46.56	Lot Value	+ 0	Total Area	x 1,188	Indicated Value	= 28,054	Adjusted Cost	= 55,313	Value Per SqFt	23.61	GRM Code Gross Rent 0.00 Indicated Value	
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		Selected Approach Cost Approach Improvements 28,054 Lot Value 28,054 23.61 Per SqFt Agland Value Site Improvements Total Value 28,054 23.61 Total Value Per SqFt																																					



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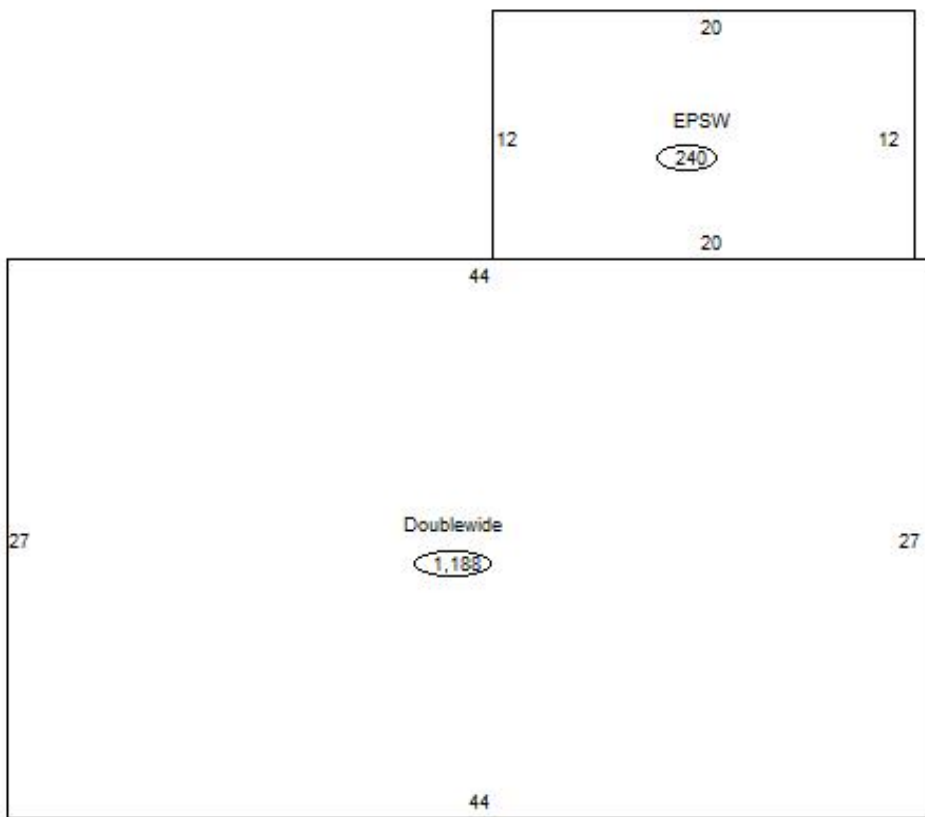
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### Sketch Image

660014780



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	1,188	1.000	1,188
2	M	EPSW		10	EPSW	240	1.000	240
<b>Total Building Area</b>						1,188		1,188