



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	660015897													
Parcel ID	24N17E-16-1-00000-000-0000													
Cadastral ID	16-24-17-01500													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 2												
Tax Area	14 - CHELSEA RURAL													
Name ID	15184													
LEDBETTER, MARIE E														
3092 S HWY 28 CHELSEA OK 74016-0000														
Parcel Location														
Situs	03092 E HWY 28													
Subdivision														
Lot/Block	/	Parcel Size	5.59 - Acres											
Sec/Twn/Rng	16 / 24 / 17 / 1													
Neighborhood	4050 - CHELSEA FOYIL RURAL													
School District	S003 - CHELSEA SCHOOLS													
Legal Description Lat/Long: 36.56653617 -95.49091440														
TR IN NE NE; COMM NE/C; S 459.41 TO POB; TH W 417.40'; TH S 23'; TH W 381'; 291.4'; E 797.9'; N 314.4' TO POB.														
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" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax						
Remove Cap	0	Land Value	57,612	23,867	11%	2,625	Assessed	4,818	398.69					
Year Frozen	0	Improvements	28,820	19,939		2,193	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	86,432	43,806		4,818	Total Taxable	4,818	399.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660015897	LEDBETTER, MARIE E	14	106,237	0	4,589	380.00							
2024	2024-660015897	LEDBETTER, MARIE E	14	105,875	0	4,370	369.00							
2023	2023-660015897	LEDBETTER, MARIE E	14	84,764	0	4,162	355.00							
2022	2022-660015897	LEDBETTER, MARIE E	14	53,668	0	3,965	335.00							
2021	2021-660015897	LEDBETTER, MARIE E	14	47,548	0	3,776	320.00							
2020	2020-660015897	LEDBETTER, MARIE E	14	48,306	0	3,596	305.00							
2019	2019-660015897	LEDBETTER, MARIE E	14	46,627	0	3,425	294.00							
2018	2018-660015897	LEDBETTER, MARIE E	14	48,829	0	3,262	279.00							
2017	2017-660015897	LEDBETTER, MARIE E	14	48,607	1000	2,107	181.00							
2016	2016-660015897	LEDBETTER, MARIE E	14	47,589	1000	2,016	176.00							
2015	2015-660015897	LEDBETTER, MARIE E	14	47,332	1000	1,928	166.00							
2014	2014-660015897	LEDBETTER, MARIE E	14	45,302	1000	1,843	164.00							
2013	2013-660015897	LEDBETTER, MARIE E	14	44,490	1000	1,761	156.00							



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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size Lot Count Units Buildable 5.59 Non-Ag Acres 5.2091 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 226,907.00 x .25 = 57,612 Factor Value Adjustments 1.0000 Lot Value 57,612		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	720 / 720
Style	100% One Story
HVAC	100% Floor Furnace
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	1960 / 66



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	38,872	53.99	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	95.81	Total Misc Impr	+ 7,990				
Roofing Adj	+ 4.43	Garage Cost	+ 0				
Subfloor Adj	+ 2.69	Total RCN	= 87,932				
Heat/Cool Adj	+ 1.56	Depreciation (72%)	- 63,311				
Plumbing Adj	+ 6.55	Lump Sums	+ 1,279				
Basement Adj	+ 0.00	RCNLD	= 25,900				
Adj Base Cost	= 111.03	Lot Value	+ 57,612				
Total Area	x 720	Indicated Value	= 83,512				
Adjusted Cost	= 79,942	Value Per SqFt	115.99				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	25,900		
Lot Value	57,612		
Indicated Value	83,512	115.99	Per SqFt
Agland Value			
Site Improvements	2,920		
Total Value	86,432	120.04	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	4,306.17		4,306
PATO	SLAB PORCH - OPEN	38129		192	192	8.79		1,688
PATO	SLAB PORCH - OPEN	38130	19x13		247	8.08		1,996
WODO	WOOD DECK - OPEN	38131	12x8		96	22.59	75%	542
WODO	WOOD DECK - OPEN	38132	13x11		143	20.62	75%	737



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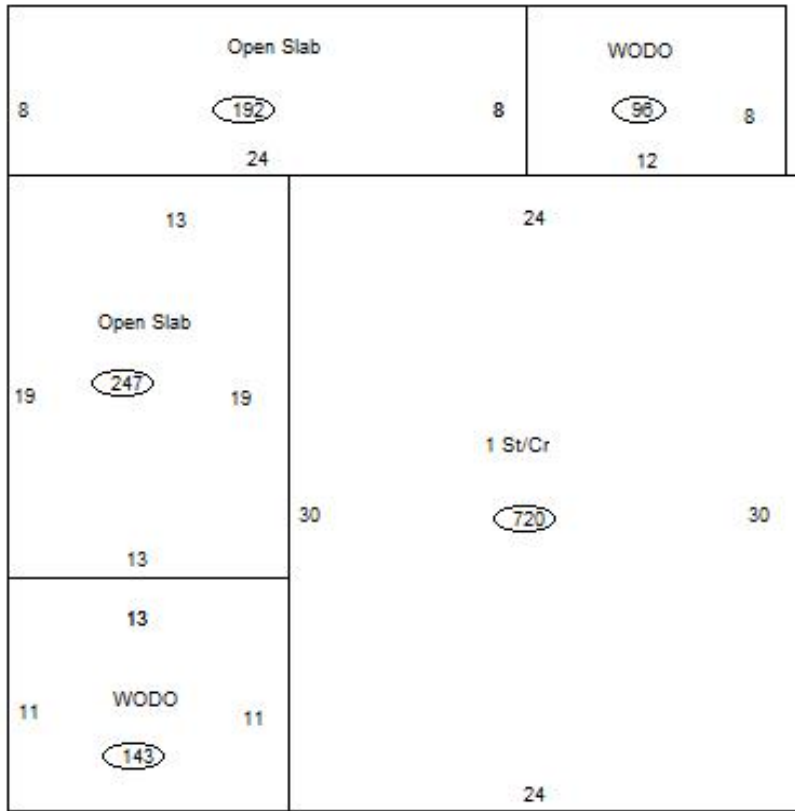
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Sketch Image

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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	720	1.000	720
2	M	PATO		10	Open Slab	192	1.000	192
3	M	PATO		10	Open Slab	247	1.000	247
4	M	WODO		10	WODO	96	1.000	96
5	M	WODO		10	WODO	143	1.000	143
Total Building Area						720		720



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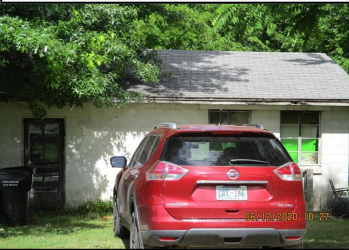
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	0x0x0	Base		600	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD	
		Base Cost (19.47 x 600)	11,682		11,682	8,762	2,920
	SHDS	Shed - Small	0x0x0	Base			
	Qual	3	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (39.31 x)					
	SHDS	Shed - Small	0x0x0	Base			
	Qual	3	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (39.31 x)					
	LF	LOAFING SHED	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x)					
	SHDS	Shed - Small	0x0x0	Base			
	Qual	3	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (39.31 x)					