



# 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	660015898								
Parcel ID	24N17E-16-1-00000-000-0000								
Cadastral ID	16-24-17-01510								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	2						
Tax Area	14 - CHELSEA RURAL								
Name ID	263685								
BOYD, CHARLES L									
3146 S HWY 28 CHELSEA OK 74016-0000									
Parcel Location									
Situs	03146 S HWY 28								
Subdivision									
Lot/Block	/	Parcel Size	10 - Acres						
Sec/Twn/Rng	16 / 24 / 17 / 1								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.56537867 -95.49093026									
S 545.9' E 797.9' NE NE									
Building Permits									
Number	Description	Opened	Closed	Amount					
R4	R4-MOBILE HOME	04/2003	01/2004						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
PD	Add-Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1032/361	HUTCHINSON, JOHN	07/16/1996	14,000	Yes					
886/9	HUTCHINSON, DENNIS A	07/01/1992	0	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	0	Land Value	115,454	42,747	11%	4,702	Assessed	5,983 495.09	
Year Frozen	2007	Improvements	25,664	9,502		1,045	Penalty	0	
Uncapped Value	0	Mobile Home	5,799	2,147		236	Exemption	2,000 -165.00	
TIF Project ID	0	Total Value	146,917	54,396		5,983	Total Taxable	3,983 330.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660015898	BOYD, CHARLES L	14	185,566	2000	3,983	330.00		
2024	2024-660015898	BOYD, CHARLES L	14	185,736	2000	3,984	336.00		
2023	2023-660015898	BOYD, CHARLES L	14	76,013	2000	3,984	340.00		
2022	2022-660015898	BOYD, CHARLES L	14	72,630	2000	3,984	337.00		
2021	2021-660015898	BOYD, CHARLES L	14	73,033	2000	3,984	338.00		
2020	2020-660015898	BOYD, CHARLES L	14	44,337	2000	794	67.00		
2019	2019-660015898	BOYD, CHARLES L	14	41,411	2000	794	68.00		
2018	2018-660015898	BOYD, CHARLES L	14	42,851	2000	794	68.00		
2017	2017-660015898	BOYD, CHARLES L	14	42,790	2000	794	68.00		
2016	2016-660015898	BOYD, CHARLES L	14	41,024	2000	794	69.00		
2015	2015-660015898	BOYD, CHARLES L	14	40,677	2000	794	68.00		
2014	2014-660015898	BOYD, CHARLES L	14	36,927	2000	794	71.00		
2013	2013-660015898	BOYD, CHARLES L	14	36,927	2000	794	70.00		



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Lot Data		Square-Foot - NBHD 4050 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	10							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	439,777.00 x .26 = 115,454							
Factor Value								
Adjustments	1.0000							
Lot Value	115,454							
<b>Residential Data</b>				6/10/2024				
Type				<b>GRM Approach</b>				
Condition	-			GRM Code				
Quality	-			Gross Rent 0.00				
Architecture				Indicated Value				
Style				<b>Multiple Regression</b>				
Exterior Wall				MRA Code				
Base/Total Area /				Adusted R				
Style				Indicated Value				
HVAC				<b>Direct Comparables</b>				
Roof Cover				Selection Model 1 Res				
Area on Slab				Adjustment Model A2 AO Test				
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				<b>Value Reconciliation</b>				
Garage Type				Selected Approach Cost Approach				
Remodel				Improvements				
Year/Eff Age /				Lot Value 115,454				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Indicated Value 115,454 0.00 Per SqFt				
Base Cost	0.00	Total Misc Impr	+ 0	Agland Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Site Improvements 25,664				
Subfloor Adj	+ 0.00	Total RCN	= 0	Total Value 141,118 0.00 Total Value Per SqFt				
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 115,454					
Total Area	x	Indicated Value	= 115,454					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PFS	PORTABLE FRAME STRUCTURE	14x20x0			280	
	Qual	3	Cond 2	Year 2020	Eff Age 6		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (24% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (35.00 x 280)		9,800		9,800	2,352	7,448
	PFS	PORTABLE FRAME STRUCTURE	12x30x0			360	
	Qual	3	Cond 2	Year 2020	Eff Age 6		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (24% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (35.00 x 360)		12,600		12,600	3,024	9,576
	PFS	PORTABLE FRAME STRUCTURE	12x30x0			360	
	Qual	2	Cond 3	Year 2020	Eff Age 5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (30.00 x 360)		10,800		10,800	2,160	8,640
	SHDS	Shed - Small	0x0x0		Base		
	Qual	3	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (39.31 x )						
	SHDS	Shed - Small	0x0x0		Base		
	Qual	3	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (39.31 x )						



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Lot Data	
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	



Residential Data	
Type	6 Mobile Home 46 x 14
Condition	1.5 - Low
Quality	1.5 - Low
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	644 / 644
Style	100% Single Wide
HVAC	
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1985 / 49

### 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	5,799
Lot Value	
Indicated Value	5,799 9.00 Per SqFt
Agland Value	
Site Improvements	
Total Value	5,799 9.00 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	32.68	Total Misc Impr	+ 0
Roofing Adj	+ 2.60	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 28,993
Heat/Cool Adj	+ 0.00	Depreciation ( 80%)	- 23,194
Plumbing Adj	+ 9.74	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 5,799
Adj Base Cost	= 45.02	Lot Value	+ 0
Total Area	x 644	Indicated Value	= 5,799
Adjusted Cost	= 28,993	Value Per SqFt	9.00

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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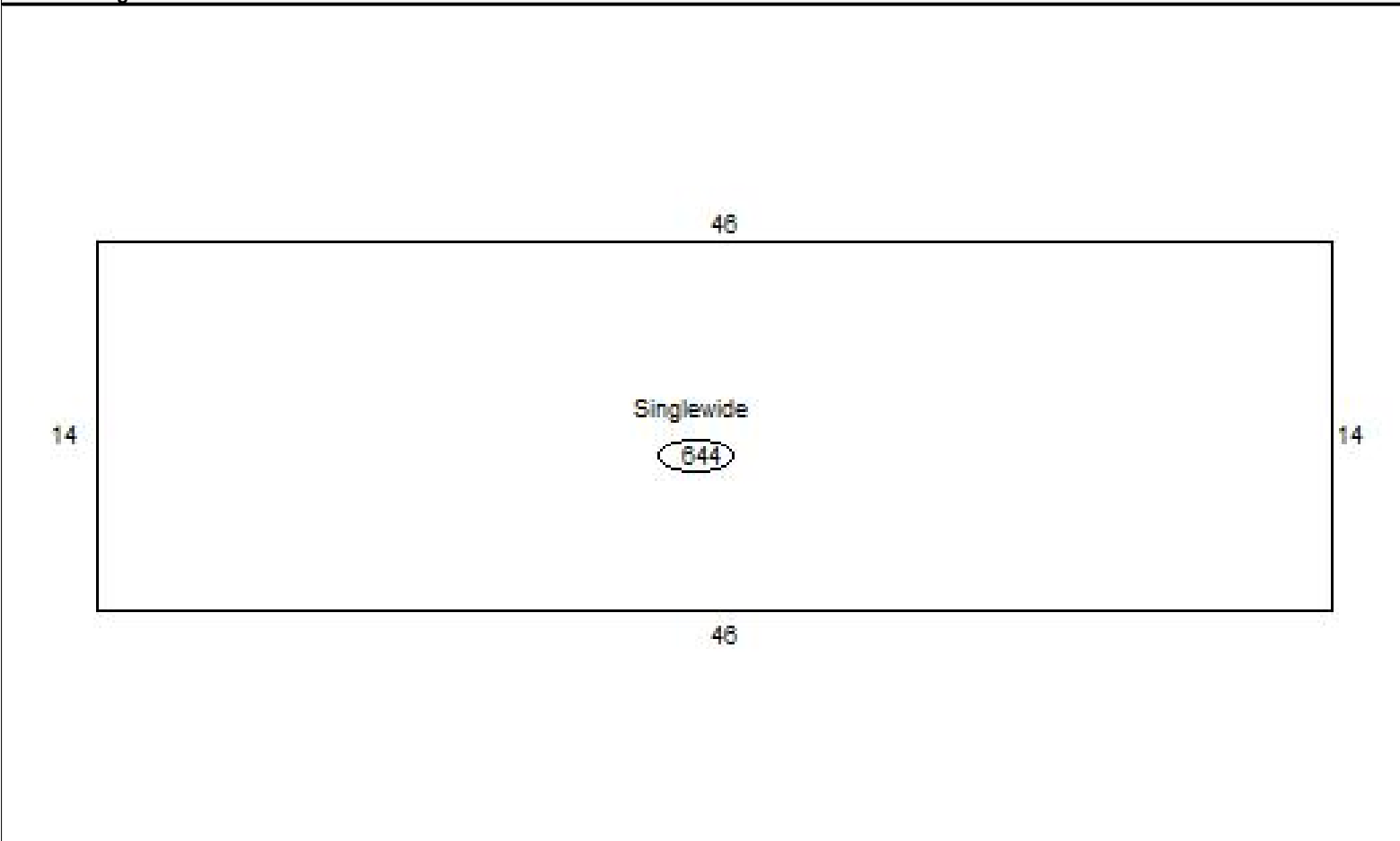
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Sketch Image

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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	644	1.000	644
<b>Total Building Area</b>						644		644