



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																								
<b>Account</b> 660016503 <b>Parcel ID</b> 23N17E-17-4-00000-000-0000 <b>Cadastral ID</b> 17-23-17-01700 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 71 - CHELSEA RURAL/FOYIL FIRE <b>Name ID</b> 285354 BICKELL, AVERY V & LUCILLE REVOCABLE TRUST JERRY BICKELL-SUCC TRUSTEE 9721 S 4210 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 17797 E 380 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 107.5 - Acres <b>Sec/Twn/Rng</b> 17 / 23 / 17 / 4 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS																													
locked gate 9/16/2020																													
Legal Description					Building Permits																								
SE/4 SE/4 & S/2 S/2 NE/4 SE/4 LESS SE/4 SE/4 NE/4 SE/ & N/2 N/2 SE/4 & N/2 S/2 N/2 SE/4 Lat/Long: 36.47103895 -95.51095967					<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>R4</td> <td>R4- MHLL TO GARY BICKELL</td> <td>12/2003</td> <td>02/2004</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R4	R4- MHLL TO GARY BICKELL	12/2003	02/2004											
Number	Description	Opened	Closed	Amount																									
R4	R4- MHLL TO GARY BICKELL	12/2003	02/2004																										
Exemptions					Sale History																								
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Code	Type	Active	Maximum	Exemption																									
H	Homestead	No	1,000																										
Bk/Pg	Grantor	Date	Price	Code																									
1601/284	BICKELL, AVERY V	06/28/2004	0	16																									
Parcel Valuation																													
Source REAL		Fair Cash		Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax																				
Remove Cap	0	Land Value	11,196	7,618	11%	838	Assessed	5,756	551.08																				
Year Frozen	2002	Improvements	63,583	44,709		4,918	Penalty	0																					
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																				
TIF Project ID	0	Total Value	74,779	52,327		5,756	Total Taxable	5,756	551.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-660016503	BICKELL, AVERY V & LUCILLE			71	73,326	0	5,589	535.00																				
2024	2024-660016503	BICKELL, AVERY V			71	76,907	1000	4,425	445.00																				
2023	2023-660016503	BICKELL, AVERY V			71	66,732	1000	4,425	450.00																				
2022	2022-660016503	BICKELL, AVERY V			71	68,010	1000	4,425	453.00																				
2021	2021-660016503	BICKELL, AVERY V			71	62,594	1000	4,425	457.00																				
2020	2020-660016503	BICKELL, AVERY V			71	61,632	1000	4,426	462.00																				
2019	2019-660016503	BICKELL, AVERY V			71	61,719	1000	4,425	470.00																				
2018	2018-660016503	BICKELL, AVERY V &			71	69,964	1000	4,425	465.00																				
2017	2017-660016503	BICKELL, AVERY V &			71	69,253	1000	4,426	471.00																				
2016	2016-660016503	BICKELL, AVERY V &			71	67,589	1000	4,426	478.00																				
2015	2015-660016503	BICKELL, AVERY V &			71	70,404	1000	4,426	471.00																				
2014	2014-660016503	BICKELL, AVERY V &			71	71,020	1000	4,425	486.00																				
2013	2013-660016503	BICKELL, AVERY V &			71	71,449	1000	4,426	479.00																				



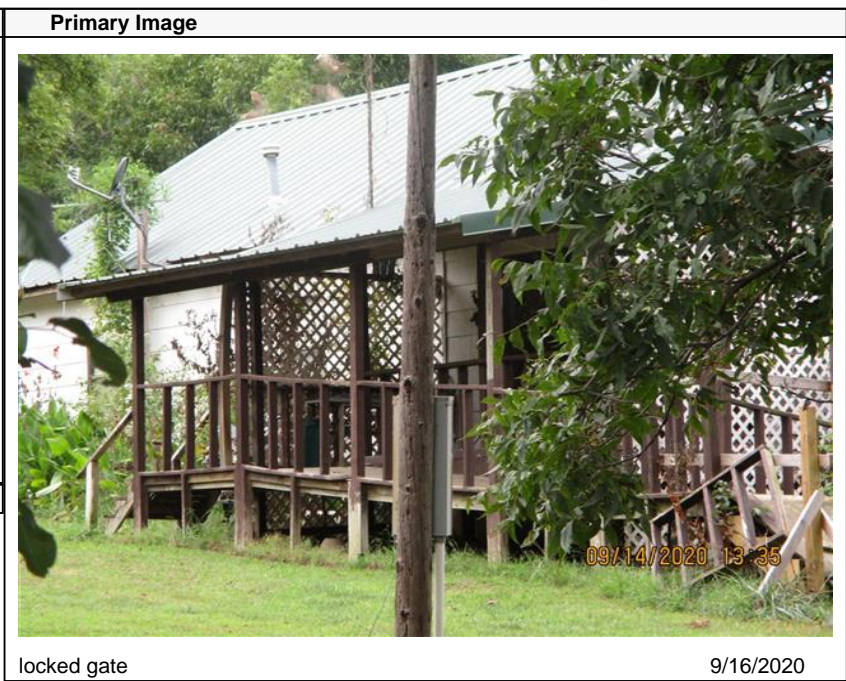
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<b>Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE)</b>	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



locked gate 9/16/2020

<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1.5 - Low
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,152 / 1,792
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1970 / 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	54,781		
Lot Value			
Indicated Value	54,781	30.57	Per SqFt
Agland Value	11,196		
Site Improvements	8,802		
Total Value	74,779	41.73	Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	67.05	Total Misc Impr	+	2,843
Roofing Adj	+ 2.46	Garage Cost	+	
Subfloor Adj	+ 1.49	Total RCN	=	152,170
Heat/Cool Adj	+ 9.69	Depreciation ( 64%)	-	97,389
Plumbing Adj	+ 2.64	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	54,781
Adj Base Cost	= 83.33	Lot Value	+	
Total Area	x 1,792	Indicated Value	=	54,781
Adjusted Cost	= 149,327	Value Per SqFt		30.57

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	39554	18x8		144	19.74		2,843



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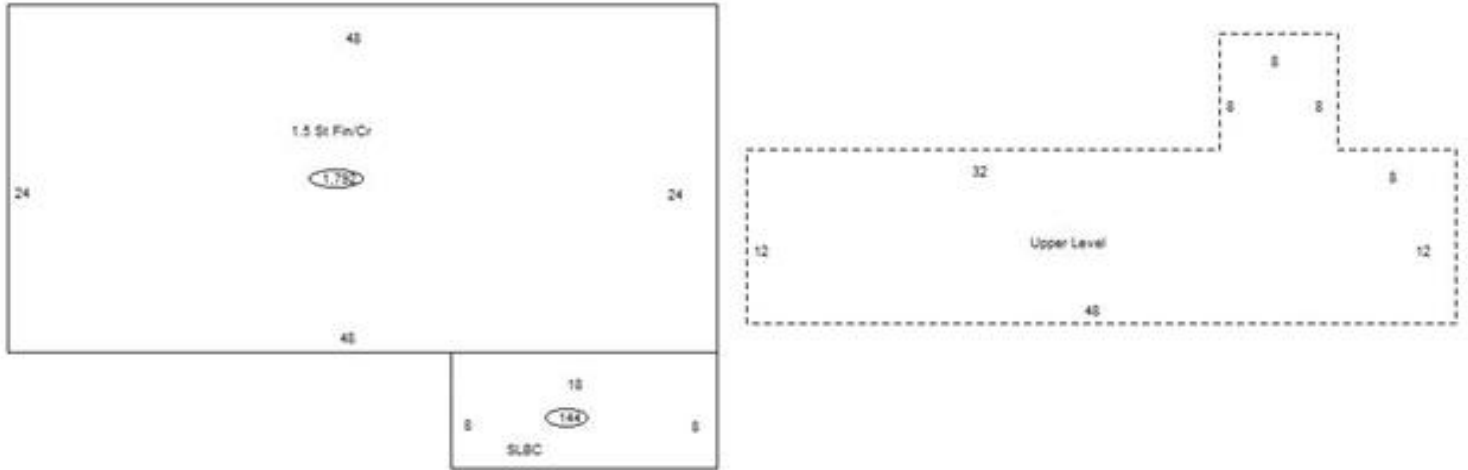
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	1,152	1.556	1,792
2	M	PRCH		10	SLBC	144	1.000	144
3	U	^UL	Overhang	10	Upper Level	640	1.000	640
<b>Total Building Area</b>						1,152		1,792



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,500
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.80 x 1,500)	14,700		14,700	10,290	4,410
	UTIL	SHOP BUILDING	0x0x0			900
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (85% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (32.53 x 900)	29,277		29,277	24,885	4,392
	CP	CARPORT DIRT	0x0x0			
	Qual		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 (3.50 x )					



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20			30.000	36	36	1,080	1,080
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			10.000	85	85	846	846
<b>TMBR Totals</b>						40.000			1,926	1,926
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			30.000	108	108	3,240	3,240
SUC	SUMMIT SILTY CLAY LOAM 3-	NTV PST	67			37.500	161	161	6,030	6,030
<b>NTV PST Totals</b>						67.500			9,270	9,270
<b>Total Agland</b>						107.500			11,196	11,196