



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 660016538 Parcel ID 24N18E-17-2-00000-000-0000 Cadastral ID 17-24-18-00100 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 248374 MORRISON, DAVID L & MARCIA S PO BOX 473 CHELSEA OK 74016-0000 Parcel Location Situs 23416 E 314 RD Subdivision Lot/Block / Parcel Size 86.14 - Acres Sec/Twn/Rng 17 / 24 / 18 / 2 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																			
Legal Description Lat/Long: 36.56182857 -95.41059982					Building Permits														
NW SW NE & SE NW & N2 NE SW & SW NE SW LESS .46 AC RY & NE SW NE LESS 3.40 AC RY					<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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
					Number	Description	Opened	Closed	Amount										
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	1162/446	DOUGLAS, ANTHONY D &	03/18/1999	90,000	No										
					961/458	SELLER	06/28/1994	0	No										
					868/428		11/29/1991	64,600	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax										
Remove Cap	2000		Land Value 7,540	7,540	11%	829	Assessed	21,073	1,743.79										
Year Frozen	0		Improvements 228,448	184,037		20,244	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-83.00										
TIF Project ID	0		Total Value 235,988	191,577		21,073	Total Taxable	20,073	1,661.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660016538	MORRISON, DAVID L & MARCIA S			14	186,356	1000	19,460	1,610.00										
2024	2024-660016538	MORRISON, DAVID L & MARCIA S			14	200,903	1000	18,864	1,592.00										
2023	2023-660016538	MORRISON, DAVID L & MARCIA S			14	175,322	1000	18,286	1,559.00										
2022	2022-660016538	MORRISON, DAVID L & MARCIA S			14	174,956	1000	17,931	1,517.00										
2021	2021-660016538	MORRISON, DAVID L & MARCIA S			14	167,086	1000	17,380	1,473.00										
2020	2020-660016538	MORRISON, DAVID L & MARCIA S			14	158,793	1000	16,101	1,366.00										
2019	2019-660016538	MORRISON, DAVID L & MARCIA S			14	156,022	1000	15,603	1,340.00										
2018	2018-660016538	MORRISON, DAVID L & MARCIA S			14	164,165	1000	15,119	1,291.00										
2017	2017-660016538	MORRISON, DAVID L & MARCIA S			14	162,468	1000	14,650	1,256.00										
2016	2016-660016538	MORRISON, DAVID L & MARCIA S			14	148,060	1000	13,298	1,159.00										
2015	2015-660016538	MORRISON, DAVID L & MARCIA S			14	144,924	1000	12,882	1,110.00										
2014	2014-660016538	MORRISON, DAVID L & MARCIA S			14	149,134	1000	12,478	1,112.00										
2013	2013-660016538	MORRISON, DAVID L & MARCIA S			14	141,819	1000	12,085	1,072.00										



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Lot Data - CHELSEA FOYIL RURAL (UNITS BUILDABLE)	
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	



3/5/2024

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,587 / 1,587
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	480
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 76

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	

Cost Approach		Manual : 01/2025	
Base Cost	82.93	Total Misc Impr	+ 8,010
Roofing Adj	+ 4.41	Garage Cost	+
Subfloor Adj	+ 1.59	Total RCN	= 156,601
Heat/Cool Adj	+ 1.62	Depreciation (80%)	- 125,281
Plumbing Adj	+ 3.09	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 31,320
Adj Base Cost	= 93.63	Lot Value	+
Total Area	x 1,587	Indicated Value	= 31,320
Adjusted Cost	= 148,591	Value Per SqFt	19.74

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	31,320
Lot Value	
Indicated Value	31,320 19.74 Per SqFt
Agland Value	7,540
Site Improvements	32,414
Total Value	102,594 64.65 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	4,485.02		4,485
PATO	SLAB PORCH - OPEN	39566	18x16		288	7.93		2,284
PRCH	SLAB PORCH - COVERED	131246	12x5		60	20.69		1,241



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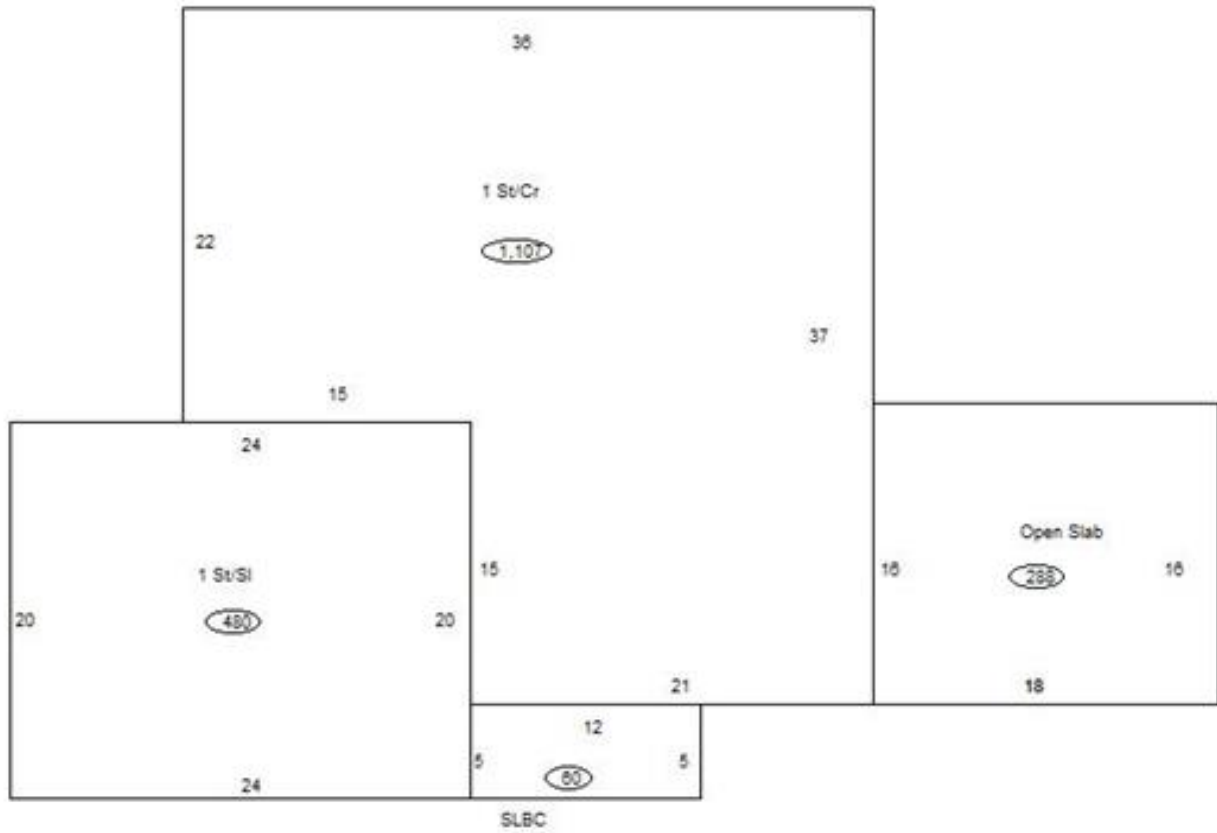
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Sketch Image

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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	1,107	1.000	1,107
2	M	PATO		10	Open Slab	288	1.000	288
3	R	1	Slab	10	1 St/Sl	480	1.000	480
4	M	PRCH		10	SLBC	60	1.000	60
Total Building Area						1,587		1,587



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	24x40x0			960
	Qual 2	Cond 3	Year 2020	Eff Age	5	
	Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD
Base Cost (29.97 x 960)		28,771		28,771	2,589	26,182
	DTGF	DETACHED GARAGE FAIR	0x0x0			960
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
Base Cost (16.00 x 960)		15,360		15,360	11,520	3,840
	LF	LOAFING SHED	26x36x0			936
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
Base Cost (4.26 x 936)		3,987		3,987	1,595	2,392
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						



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Lot Data		Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE)		Primary Image				
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								
Residential Data				\\tsclient\C\Users\rln\Pictures\2020-01-30\IMG_0082.JPG 2/6/2020				
Type	1 Single Family Residence			GRM Approach				
Condition	3 - Average			GRM Code				
Quality	2 - Fair			Gross Rent	0.00			
Architecture				Indicated Value				
Style	100% One Story			Multiple Regression				
Exterior Wall	100% Frame, Siding, Wood			MRA Code	1 Test			
Base/Total Area	1,800 / 1,800			Adusted R	0.8445			
Style	100% One Story			Indicated Value	228,395 126.89 Per SqFt			
HVAC	100% Warmed & Cooled Air			Direct Comparables				
Roof Cover	4 Metal, Preformed			Selection Model	1 Res			
Area on Slab	0			Adjustment Model	A2 AO Test			
Fixture/RghIn	11 /			Comparables				
Bed/F/H Bath	3 / 2.0 /			Indicated Value				
Basement Area				Value Reconciliation				
Garage Type	1,080 Attached Garage - Unfinished			Selected Approach	Cost Approach			
Remodel				Improvements	164,714			
Year/Eff Age	1996 / 23			Lot Value				
Cost Approach		Manual : 01/2025		Indicated Value	164,714 91.51 Per SqFt			
Base Cost	79.09	Total Misc Impr	+ 38,438	Agland Value				
Roofing Adj	+ 4.19	Garage Cost	+ 23,084	Site Improvements				
Subfloor Adj	+ 2.15	Total RCN	= 245,842	Total Value	164,714 91.51 Total Value Per SqFt			
Heat/Cool Adj	+ 10.09	Depreciation (33%)	- 81,128					
Plumbing Adj	+ 6.88	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 164,714					
Adj Base Cost	= 102.40	Lot Value	+ 164,714					
Total Area	x 1,800	Indicated Value	= 164,714					
Adjusted Cost	= 184,320	Value Per SqFt	91.51					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2012	1	0.00		
EPSW	ENCLOSED PORCH - SOLID WALL	39570	26x16		416	51.98		21,624
PRCH	SLAB PORCH - COVERED	39571	672		672	19.11		12,842
CPDT	CARPORT - DETACHED	39572	20x20		400	9.93		3,972



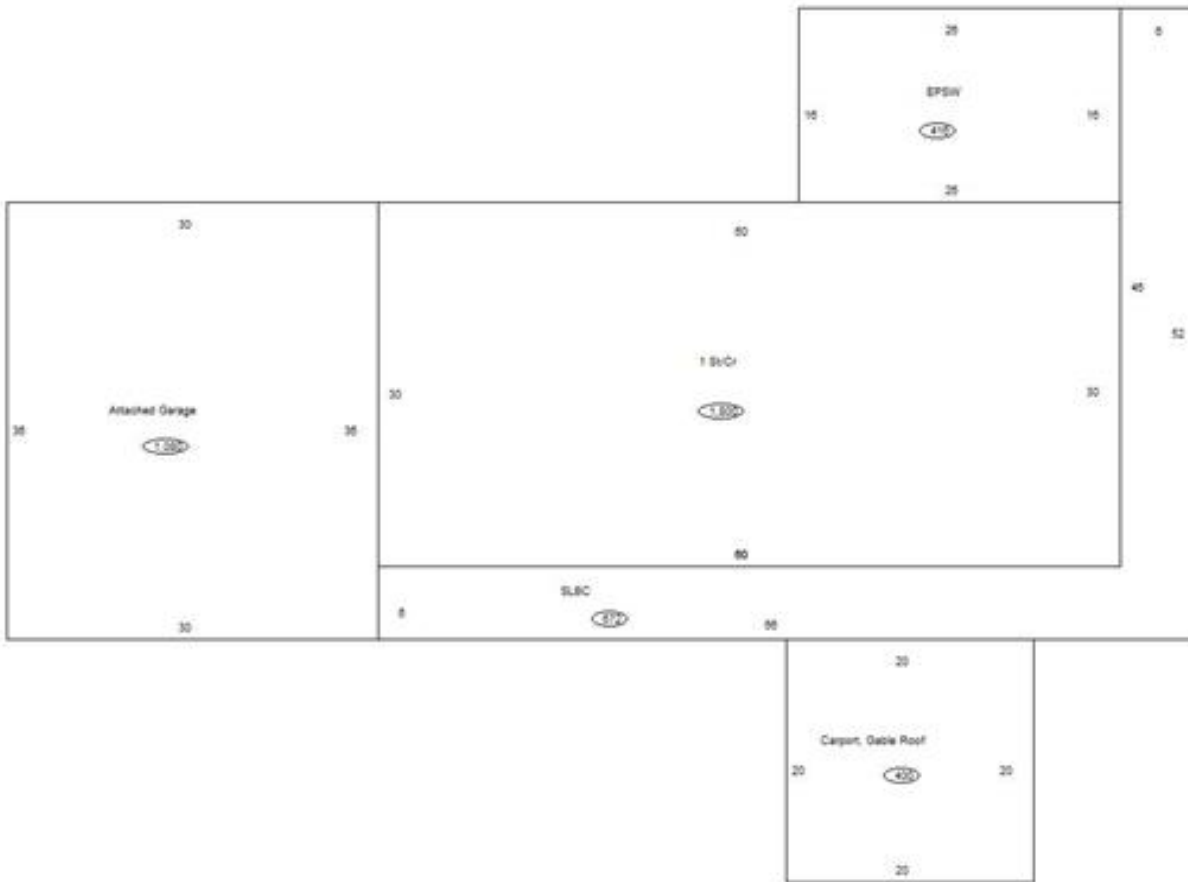
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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,800	1.000	1,800
2	G	1		10	Attached Garage	1,080	1.000	1,080
3	M	EPSW		10	EPSW	416	1.000	416
4	M	PRCH		10	SLBC	672	1.000	672
5	G	3		10	Carport, Gable Roof	400	1.000	400
Total Building Area						1,800		1,800



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			35.837	122	122	4,386	4,386
HC	HECTOR STONY SANDY LOAM	TMBR	20			37.002	36	36	1,332	1,332
LKB	LINKER FINE SANDY LOAM 1-	NTV PST	63			3.869	151	151	585	585
VD	VERDIGRIS SILT LOAM	TMBR	95			5.090	171	171	870	870
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			4.342	85	85	367	367
TMBR Totals						86.140			7,540	7,540
Total Agland						86.140			7,540	7,540