




# 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> 660017869 <b>Parcel ID</b> 24N17E-19-4-00000-000-0000 <b>Cadastral ID</b> 19-24-17-00400 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 14 - CHELSEA RURAL <b>Name ID</b> 284615 BERRY, KARLA D TRUST  SHERRY ARICO SUCC TRUSTEE 16707 E 330 RD CHELSEA OK 74016-0000					 <p>660017869_001.JPG 6/13/2024</p>														
<b>Parcel Location</b> <b>Situs</b> 16707 E 330 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 20 - Acres <b>Sec/Twn/Rng</b> 19 / 24 / 17 / 4 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS																			
<b>Legal Description</b> Lat/Long: 36.54118515 -95.52994084					<b>Building Permits</b>														
W2 W2 SE SE & E2 E2 SW SE.					<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															
<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	1564/479 932/720	BERRY, JIMMY L & BURNETT, MARJORIE &	02/18/2004 10/18/1993	0 240,000	11 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>	82.750	<b>Current Tax</b>										
Remove Cap	0	<b>Land Value</b>	2,995	2,995	11%	329	<b>Assessed</b>	15,080	1,247.87										
Year Frozen	0	<b>Improvements</b>	169,307	134,099		14,751	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-83.00										
TIF Project ID	0	<b>Total Value</b>	172,302	137,094		15,080	<b>Total Taxable</b>	14,080	1,165.00										
<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	2025-660017869	BERRY, KARLA D TRUST			14	162,873	1000	13,641	1,129.00										
2024	2024-660017869	BERRY, KARLA D TRUST			14	145,784	1000	13,215	1,115.00										
2023	2023-660017869	BERRY, KARLA D TRUST			14	125,462	1000	12,800	1,091.00										
2022	2022-660017869	BERRY, KARLA D TRUST			14	128,721	1000	13,159	1,113.00										
2021	2021-660017869	BERRY, KARLA D TRUST			14	131,656	1000	13,482	1,143.00										
2020	2020-660017869	BERRY, KARLA D TRUST			14	129,234	1000	13,215	1,121.00										
2019	2019-660017869	BERRY, KARLA D TRUST			14	126,889	1000	12,957	1,113.00										
2018	2018-660017869	BERRY, KARLA D TRUST			14	139,564	1000	14,352	1,226.00										
2017	2017-660017869	BERRY, KARLA D TRUST			14	137,923	1000	14,171	1,215.00										
2016	2016-660017869	BERRY, KARLA D TRUST			14	135,143	1000	13,814	1,204.00										
2015	2015-660017869	BERRY, KARLA D TRUST			14	130,753	1000	13,382	1,153.00										
2014	2014-660017869	BERRY, KARLA D TRUST			14	132,042	1000	13,525	1,205.00										
2013	2013-660017869	BERRY, KARLA D TRUST			14	129,589	1000	13,255	1,176.00										



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<b>Lot Data</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	



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<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	88% Two Story 12% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Vinyl
Base/Total Area	1,622 / 2,884
Style	88% Two Story - 12% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	1,262 Total
Garage Type	
Remodel	
Year/Eff Age	1935 / 68

<b>GRM Approach</b>	
GRM Code	
Gross Rent	0.00
Indicated Value	

<b>Multiple Regression</b>	
MRA Code	
Adjusted R	
Indicated Value	

<b>Direct Comparables</b>	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	95.37	Total Misc Impr	+ 21,748
Roofing Adj	+ 3.10	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 389,025
Heat/Cool Adj	+ 14.18	Depreciation ( 68%)	- 264,537
Plumbing Adj	+ 3.96	Lump Sums	+ 0
Basement Adj	+ 10.74	RCNLD	= 124,488
Adj Base Cost	= 127.35	Lot Value	+
Total Area	x 2,884	Indicated Value	= 124,488
Adjusted Cost	= 367,277	Value Per SqFt	43.17

<b>Value Reconciliation</b>			
Selected Approach	Cost Approach		
Improvements	124,488		
Lot Value			
Indicated Value	124,488	43.17	Per SqFt
Agland Value	2,995		
Site Improvements	44,819		
Total Value	172,302	59.74	Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,301.04		6,301
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,301.04		6,301
PRCH	SLAB PORCH - COVERED	43137	120		120	28.55		3,426
PRCH	SLAB PORCH - COVERED	43138	10x8		80	28.68		2,294
PRCH	SLAB PORCH - COVERED	43139	120		120	28.55		3,426



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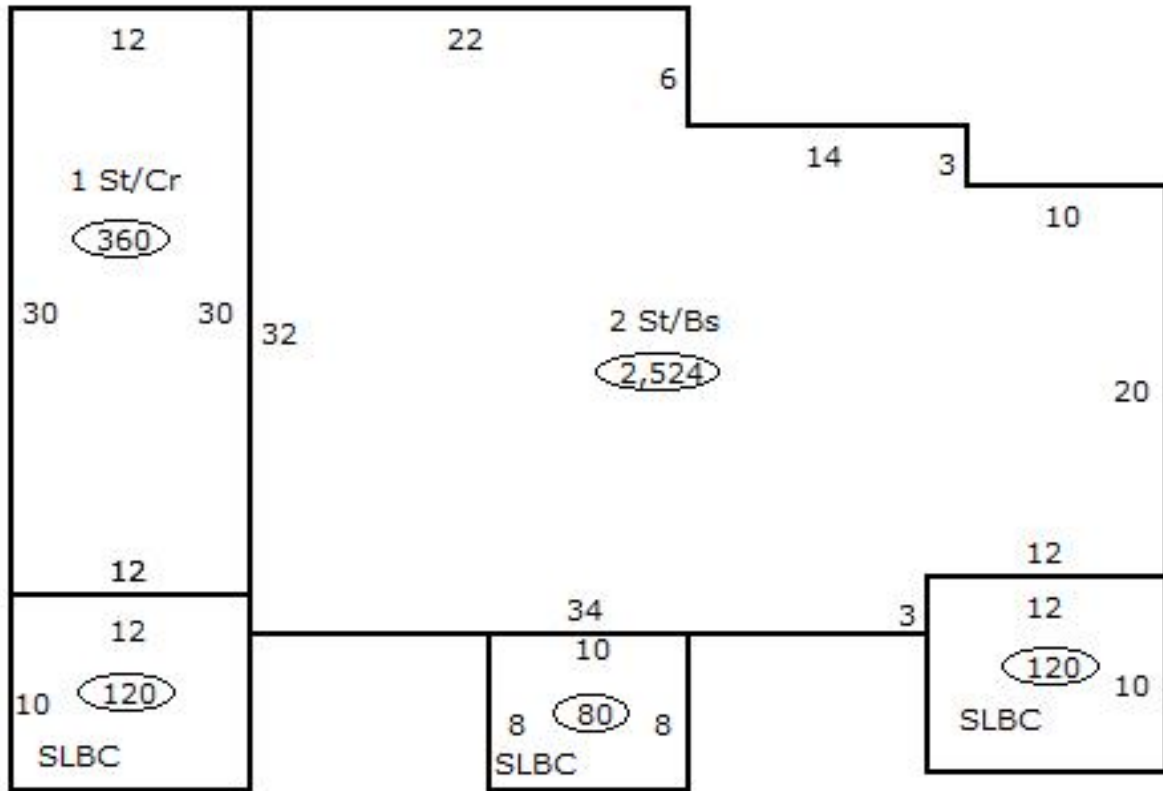
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	120	1.000	120
2	M	PRCH		13	SLBC	80	1.000	80
3	M	PRCH		13	SLBC	120	1.000	120
4	R	2	Basement	13	2 St/Bs	1,262	2.000	2,524
5	R	1	Crawl	13	1 St/Cr	360	1.000	360
<b>Total Building Area</b>						1,622		2,884



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BNGP	Barn - General Purpose	0x0x0	Base		3,472	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (17.63 x 3,472)		61,211		61,211	21,424	39,787
	SHDS	Shed - Small	0x0x0	Base		384	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (20.16 x 384)		7,741		7,741	2,709	5,032
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	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 (25,000.00 x 1)		25,000		25,000	25,000	
	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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### 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		0	8.000	122	122	979	979
<b>NTV PST Totals</b>						8.000			979	979
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	12.000	168	168	2,016	2,016
<b>IMP PST Totals</b>						12.000			2,016	2,016
<b>Total Agland</b>						20.000			2,995	2,995