



# 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	660017943				<p>\\tsclient\C\Users\rln\Pictures\2020-02-10\IMG_0046.JPG 2/12/2020</p>				
Parcel ID	24N18E-19-2-00000-000-0000								
Cadastral ID	19-24-18-01140								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	14 - CHELSEA RURAL								
Name ID	305648								
BUSHNELL, JOLANA									
4303 S HWY 28 CHELSEA OK 74016-0000									
Parcel Location									
Situs	04303 HWY 28								
Subdivision									
Lot/Block	/	Parcel Size	40 - Acres						
Sec/Twn/Rng	19 / 24 / 18 / 2								
Neighborhood	4060 - CHELSEA								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.55140861 -95.42869389									
W2 NE NW & SE NE NW & SW NW NE									
Building Permits									
Number	Description	Opened	Closed	Amount					
R5	R5 FOR NEW SFR/SHOP PER V5/JCB	11/2004	01/2005						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2278/589	BUSHNELL, CARTER L & JOLANA L	10/15/2012	0	WB					
995/571	TIMMONS, SHELLY J	07/14/1995	20,000	No					
822/645			23,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	0	Land Value	7,384	7,384	11%	812	Assessed	23,032 1,905.90	
Year Frozen	0	Improvements	297,668	201,995		22,220	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -83.00	
TIF Project ID	0	Total Value	305,052	209,379		23,032	Total Taxable	22,032 1,823.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660017943	BUSHNELL, JOLANA	14	226,360	1000	21,360	1,768.00		
2024	2024-660017943	BUSHNELL, JOLANA	14	223,011	1000	20,710	1,748.00		
2023	2023-660017943	BUSHNELL, JOLANA	14	191,613	1000	20,077	1,711.00		
2022	2022-660017943	BUSHNELL, JOLANA	14	191,613	1000	20,077	1,699.00		
2021	2021-660017943	BUSHNELL, JOLANA	14	209,556	1000	21,674	1,837.00		
2020	2020-660017943	BUSHNELL, JOLANA	14	204,131	1000	21,014	1,782.00		
2019	2019-660017943	BUSHNELL, JOLANA	14	194,299	1000	20,373	1,750.00		
2018	2018-660017943	BUSHNELL, JOLANA	14	203,599	1000	21,396	1,828.00		
2017	2017-660017943	BUSHNELL, JOLANA	14	198,336	1000	20,817	1,785.00		
2016	2016-660017943	BUSHNELL, CARTER L	14	212,202	1000	22,342	1,947.00		
2015	2015-660017943	BUSHNELL, CARTER L	14	207,666	1000	21,843	1,881.00		
2014	2014-660017943	BUSHNELL, CARTER L	14	212,174	1000	21,623	1,926.00		
2013	2013-660017943	BUSHNELL, CARTER L	14	207,036	1000	20,964	1,860.00		



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Lot Data	Units-Buildable - CHELSEA (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	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,500 / 1,500
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,500
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2004 / 17



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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	82.63	Total Misc Impr	+ 13,314				
Roofing Adj	+ 4.35	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 163,839				
Heat/Cool Adj	+ 10.09	Depreciation ( 23%)	- 37,683				
Plumbing Adj	+ 3.27	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 126,156				
Adj Base Cost	= 100.35	Lot Value	+ 0				
Total Area	x 1,500	Indicated Value	= 126,156				
Adjusted Cost	= 150,525	Value Per SqFt	84.10				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	126,156		
Lot Value			
Indicated Value	126,156	84.10	Per SqFt
Agland Value	7,384		
Site Improvements	171,512		
Total Value	305,052	203.37	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	43288	50x14		700	19.02		13,314



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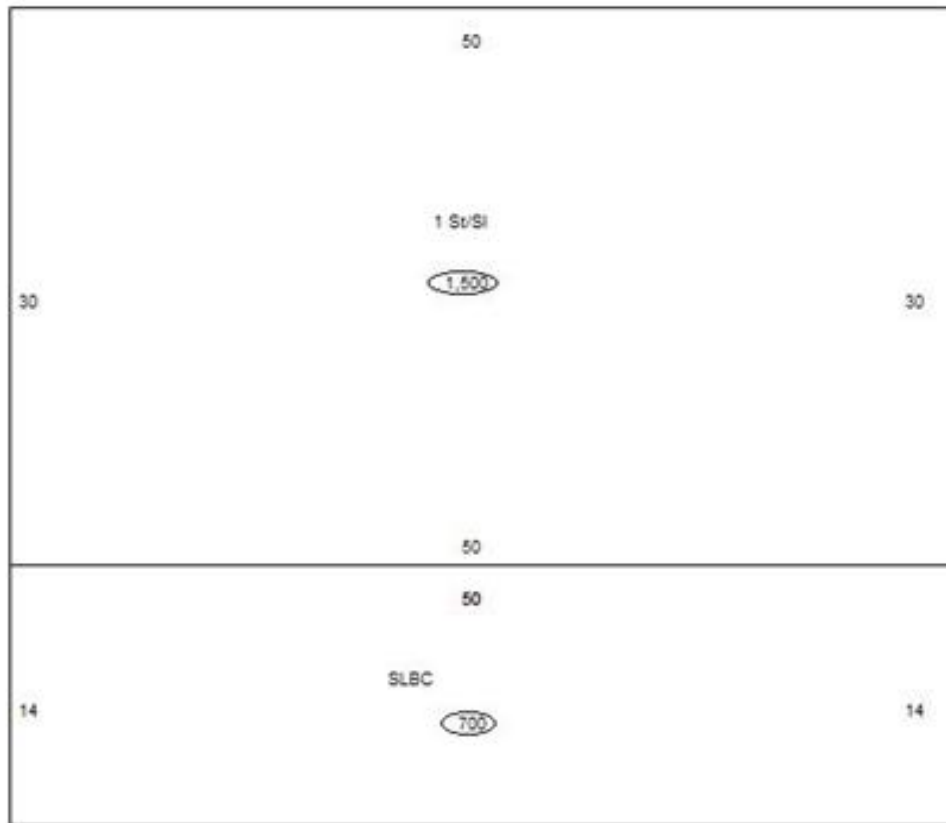
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,500	1.000	1,500
2	M	PRCH		10	SLBC	700	1.000	700
<b>Total Building Area</b>						1,500		1,500



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	62x123x0			7,626
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.83 x 7,626)	174,102		174,102	8,705	165,397
	LT	LEAN-TO	14x74x0			1,036
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 1,036)	3,025		3,025	151	2,874
	LF	LOAFING SHED	12x24x0			288
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.26 x 288)	1,227		1,227	368	859
	LF	LOAFING SHED	12x24x0			288
	Qual 2	Cond 2	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.26 x 288)	1,227		1,227	736	491
	LF	LOAFING SHED	12x24x0			288
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.26 x 288)	1,227		1,227	123	1,104
	LF	LOAFING SHED	12x22x0			264
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.26 x 264)	1,125		1,125	338	787



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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	IMP PST	51		0	7.000	143	143	1,000	1,000
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30		0	4.000	84	84	336	336
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	8.000	168	168	1,344	1,344
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	21.000	224	224	4,704	4,704
<b>IMP PST Totals</b>						40.000			7,384	7,384
<b>Total Agland</b>						40.000			7,384	7,384