



# 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> 660018887 <b>Parcel ID</b> 23N17E-21-2-00000-000-0000 <b>Cadastral ID</b> 21-23-17-00800 <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> 298853 BECK, GREG M &  DANA L 18351 BUSHYHEAD PL CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 18520 E BUSHYHEAD PL <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 84.76 - Acres <b>Sec/Twn/Rng</b> 21 / 23 / 17 / 2 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-09-24\IMG_003 9/28/2020</p>														
<b>Legal Description</b> Lat/Long: 36.46119828 -95.50257324																			
S2 NW LESS W 400' N 435.50' NE SE NW & SW SW NE LESS 1.24 AC RR					<b>Building Permits</b> <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	1975/505	MCPHEETERS, DONNY D JR	08/21/2008	130,000	11										
					1466/323	MCPHEETERS, DONALD D	04/14/2003	0	4										
<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>	95.740	<b>Current Tax</b>										
Remove Cap	2009		Land Value 16,188	16,188	11%	1,781	Assessed	15,928	1,524.95										
Year Frozen	0		Improvements 208,750	128,611		14,147	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-83.00										
TIF Project ID	0		<b>Total Value</b> 224,938	144,799		15,928	<b>Total Taxable</b>	14,928	1,442.00										
<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	2025-660018887	BECK, GREG M &			71	220,673	1000	14,464	1,398.00										
2024	2024-660018887	BECK, GREG M &			71	164,724	1000	14,014	1,381.00										
2023	2023-660018887	BECK, GREG M &			71	134,671	1000	13,577	1,352.00										
2022	2022-660018887	BECK, GREG M &			71	130,872	1000	13,152	1,318.00										
2021	2021-660018887	BECK, GREG M &			71	126,646	1000	12,740	1,287.00										
2020	2020-660018887	BECK, GREG M &			71	121,269	1000	12,340	1,261.00										
2019	2019-660018887	BECK, GREG M &			71	120,038	1000	12,205	1,267.00										
2018	2018-660018887	BECK, GREG M &			71	133,039	1000	12,545	1,289.00										
2017	2017-660018887	BECK, GREG M &			71	131,389	1000	12,150	1,262.00										
2016	2016-660018887	BECK, GREG M &			71	99,899	1000	9,989	1,057.00										
2015	2015-660018887	BECK, GREG M &			71	100,696	1000	10,077	1,053.00										
2014	2014-660018887	BECK, GREG M &			71	101,500	1000	10,002	1,077.00										
2013	2013-660018887	BECK, GREG M &			71	100,544	0	10,682	1,118.00										



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<b>Units Buildable - FOYIL SEQUOYAH AREA (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	



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<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,960 / 1,960
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1973 / 40

<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	107.96	Total Misc Impr	+ 14,274
Roofing Adj	+ 4.72	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 270,074
Heat/Cool Adj	+ 12.64	Depreciation ( 46%)	- 124,234
Plumbing Adj	+ 5.19	Lump Sums	+ 3,396
Basement Adj	+ 0.00	RCNLD	= 149,236
Adj Base Cost	= 130.51	Lot Value	+
Total Area	x 1,960	Indicated Value	= 149,236
Adjusted Cost	= 255,800	Value Per SqFt	76.14

<b>Value Reconciliation</b>			
Selected Approach	Cost Approach		
Improvements	149,236		
Lot Value			
Indicated Value	149,236	76.14	Per SqFt
Agland Value	16,188		
Site Improvements	59,514		
Total Value	224,938	114.76	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	45758		136	136	26.50		3,604
PRCH	SLAB PORCH - COVERED	45759	24x8		192	26.33		5,055
WODO	WOOD DECK - OPEN	147733	24x12	2020	288	17.60	33%	3,396



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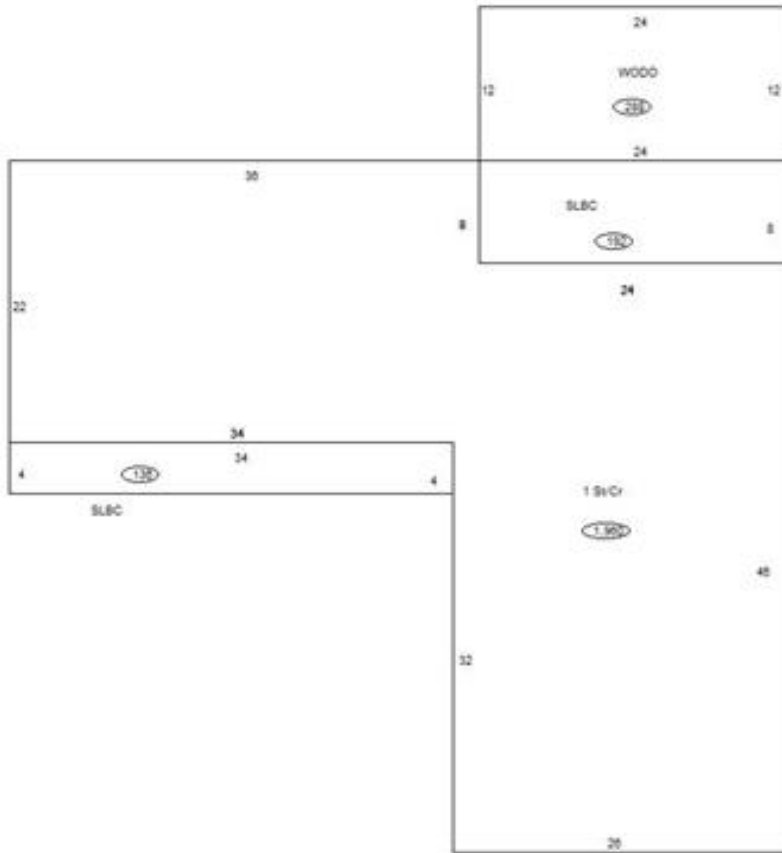
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Sketch Image

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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	1,960	1.000	1,960
2	M	PRCH		10	SLBC	136	1.000	136
3	M	PRCH		10	SLBC	192	1.000	192
4	M	WODO		10	WODO	288	1.000	288
<b>Total Building Area</b>						<b>1,960</b>		<b>1,960</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x16x8	Plank	Formed Metal	160
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	
	Base Cost (25.44 x 160)		4,070		4,070	4,070
	LNT0	LEAN-TO	15x60x8	Concrete	Formed Metal	900
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (43% Phys/ % Func)</b>	
	Base Cost (12.09 x 900)		10,881		10,881	4,679
						6,202
	LNT0	LEAN-TO	15x60x8	Concrete	Formed Metal	900
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (43% Phys/ % Func)</b>	
	Base Cost (12.62 x 900)		11,358		11,358	4,884
						6,474
	BNGP	Barn - General Purpose	40x60x10	Concrete	Formed Metal	2,400
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ 0% Func)</b>	
	Base Cost (25.17 x 2,400)		60,408		60,408	15,102
						45,306
	LOAF	Loafing Shed	16x26x8	Dirt	Formed Metal	416
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	
	Base Cost (6.82 x 416)		2,837		2,837	1,305
						1,532



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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
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	40.000	192	192	7,680	7,680
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	1.760	192	192	338	338
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80		0	34.000	192	192	6,528	6,528
PAA	PARSONS SILT LOAM 0-1% SL	NTV PST	76		0	2.000	182	182	365	365
PAA	PARSONS SILT LOAM 0-1% SL	NTV PST	76		0	7.000	182	182	1,277	1,277
<b>NTV PST Totals</b>						84.760			16,188	16,188
<b>Total Agland</b>						84.760			16,188	16,188