



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	660018925													
Parcel ID	000000-00-0-00099-001-0010													
Cadastral ID	21-23-17-04520													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 2												
Tax Area	71 - CHELSEA RURAL/FOYIL FIRE													
Name ID	904													
BITTING, CATHY														
10257 BUSHYHEAD LN CHELSEA OK 74016-3169														
Parcel Location														
Situs	10257 S BUSHYHEAD LN													
Subdivision	BUSHYHEAD													
Lot/Block	0010 / 0001	Parcel Size 2 - Lots												
Sec/Twn/Rng	21 / 23 / 17 / 5													
Neighborhood	1002 - R-V02-NE CHELSEA													
School District	S003 - CHELSEA SCHOOLS													
Legal Description Lat/Long: 36.46283163 -95.49578641														
LOTS 9 & 10 BLOCK 1 BUSHYHEAD														
Building Permits														
<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	843/739			10,000	No					
PD	Add-Homestead	Yes	1,000	1,000										
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax					
Remove Cap	0	Land Value	4,939	2,296	11%	253	Assessed	2,445	234.08					
Year Frozen	2011	Improvements	42,853	19,925		2,192	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	2,000	-165.00					
TIF Project ID	0	Total Value	47,792	22,221		2,445	Total Taxable	445	69.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660018925	BITTING, CATHY			71	46,801	2000	445	69.00					
2024	2024-660018925	BITTING, CATHY			71	48,969	2000	444	69.00					
2023	2023-660018925	BITTING, CATHY			71	42,200	2000	444	71.00					
2022	2022-660018925	BITTING, CATHY			71	42,200	2000	444	73.00					
2021	2021-660018925	BITTING, CATHY			71	40,158	2000	444	75.00					
2020	2020-660018925	BITTING, CATHY			71	40,280	2000	445	77.00					
2019	2019-660018925	BITTING, CATHY			71	38,063	2000	444	78.00					
2018	2018-660018925	BITTING, RICKEY &			71	41,798	2000	445	77.00					
2017	2017-660018925	BITTING, RICKEY &			71	41,327	2000	445	79.00					
2016	2016-660018925	BITTING, RICKEY &			71	44,557	2000	445	80.00					
2015	2015-660018925	BITTING, RICKEY &			71	43,585	2000	444	79.00					
2014	2014-660018925	BITTING, RICKEY &			71	45,724	2000	444	81.00					
2013	2013-660018925	BITTING, RICKEY &			71	44,737	2000	444	78.00					



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Lot Data	Square-Foot - NBHD 1002 #1	Primary Image
Lot Size Lot Count Units Buildable 2308 Non-Ag Acres 0.2984 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value 12,997.00 x .38 = 4,939 Factor Value Adjustments Lot Value 4,939		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	990 / 1,290
Style	100% 1 1/2 Story Finished
HVAC	100% Floor Furnace
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	1940 / 65



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	62,605	48.53	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	83.53	Total Misc Impr	+ 6,655				
Roofing Adj	+ 3.39	Garage Cost	+ 0				
Subfloor Adj	+ 1.97	Total RCN	= 131,733				
Heat/Cool Adj	+ 1.65	Depreciation (71%)	- 93,530				
Plumbing Adj	+ 6.42	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 38,203				
Adj Base Cost	= 96.96	Lot Value	+ 4,939				
Total Area	x 1,290	Indicated Value	= 43,142				
Adjusted Cost	= 125,078	Value Per SqFt	33.44				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	38,203		
Lot Value	4,939		
Indicated Value	43,142	33.44	Per SqFt
Agland Value			
Site Improvements	4,650		
Total Value	47,792	37.05	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	45808	15x6		90	55.24		4,972
PRCH	SLAB PORCH - COVERED	45809	10x8		80	21.04		1,683



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PCPT	Carport - Portable	20x20x8	Gravel	Formed Metal	400	
	Qual	3	Cond 3	Year 2020	Eff Age 5		
		Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.61 x 400)	1,844		1,844	1,844	
	GRDT	Garage - Detached	24x24x8	Concrete	Formed Metal	576	
	Qual	2	Cond 3	Year 1990	Eff Age 27		
		Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
		Base Cost (17.94 x 576)	10,333		10,333	5,683	4,650