



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	660019555								
Parcel ID	24N17E-22-4-00000-000-0000								
Cadastral ID	22-24-17-00200								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	14 - CHELSEA RURAL								
Name ID	15354								
MORRISON, WAYNE JERRY									
19766 E HWY 28									
CHELSEA OK 74016-0000									
Parcel Location									
Situs	04998 S 4225 RD								
Subdivision									
Lot/Block	/	Parcel Size	260 - Acres						
Sec/Twn/Rng	22 / 24 / 17 / 4								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.54270213 -95.47881435									
Building Permits									
E2 SW SW & E2 SW & SE									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					767/833			21,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	0	Land Value	11,561	11,561	11%	1,272	Assessed	4,732	391.57
Year Frozen	0	Improvements	70,211	31,451		3,460	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	81,772	43,012		4,732	Total Taxable	4,732	392.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660019555	MORRISON, WAYNE JERRY			14	76,591	0	4,594	380.00
2024	2024-660019555	MORRISON, WAYNE JERRY			14	78,097	0	4,461	377.00
2023	2023-660019555	MORRISON, WAYNE JERRY			14	61,166	0	4,330	369.00
2022	2022-660019555	MORRISON, WAYNE JERRY			14	59,995	0	4,204	356.00
2021	2021-660019555	MORRISON, WAYNE JERRY			14	51,710	0	4,082	346.00
2020	2020-660019555	MORRISON, WAYNE JERRY			14	36,025	0	3,963	336.00
2019	2019-660019555	MORRISON, WAYNE JERRY			14	35,269	0	3,880	333.00
2018	2018-660019555	MORRISON, WAYNE JERRY			14	35,485	0	3,903	333.00
2017	2017-660019555	MORRISON, WAYNE JERRY			14	35,273	0	3,880	333.00
2016	2016-660019555	MORRISON, WAYNE JERRY			14	38,220	0	4,204	366.00
2015	2015-660019555	MORRISON, WAYNE JERRY			14	37,665	0	4,143	357.00
2014	2014-660019555	MORRISON, WAYNE JERRY			14	38,848	0	4,273	381.00
2013	2013-660019555	MORRISON, WAYNE JERRY			14	40,629	0	4,158	369.00



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Lot Data	
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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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,232 / 1,232
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 65

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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	48,678		
Lot Value			
Indicated Value	48,678	39.51	Per SqFt
Agland Value	11,561		
Site Improvements	21,533		
Total Value	81,772	66.37	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	98.41	Total Misc Impr	+	9,433
Roofing Adj	+ 4.53	Garage Cost	+	
Subfloor Adj	+ 1.18	Total RCN	=	157,027
Heat/Cool Adj	+ 11.24	Depreciation (69%)	-	108,349
Plumbing Adj	+ 4.44	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	48,678
Adj Base Cost	= 119.80	Lot Value	+	
Total Area	x 1,232	Indicated Value	=	48,678
Adjusted Cost	= 147,594	Value Per SqFt		39.51

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,994.06		4,994
SHLT	STORM SHELTER	0		1	2016	0.00		
PRCH	SLAB PORCH - COVERED	47436	24x8		192	23.12		4,439



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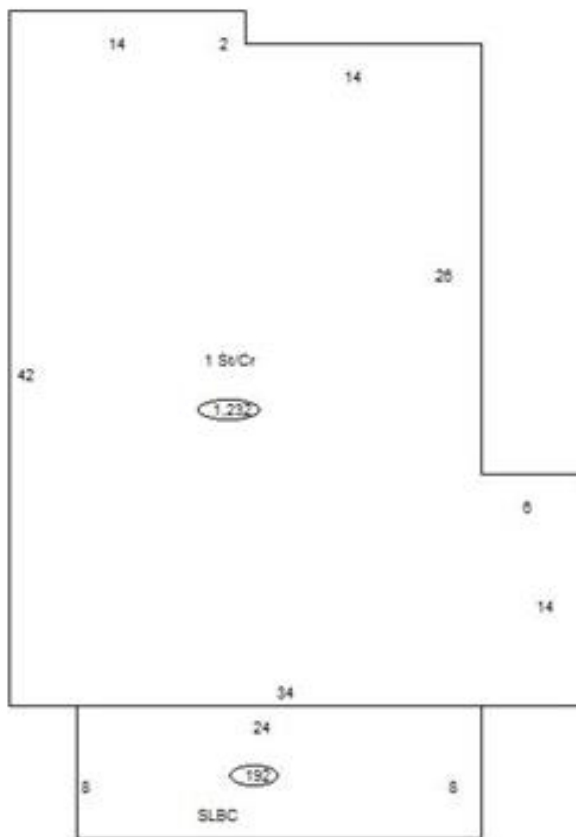
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Sketch Image

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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	1,232	1.000	1,232
2	M	PRCH		10	SLBC	192	1.000	192
Total Building Area						1,232		1,232



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,260
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (29.94 x 1,260) 37,724		Modifier Total	RCN 37,724	Depr (50% Phys/ % Func) 18,862	RCNLD 18,862
	BNGP	Barn - General Purpose	0x0x0	Base		600
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (22.26 x 600) 13,356		Modifier Total	RCN 13,356	Depr (80% Phys/ % Func) 10,685	RCNLD 2,671



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20		0	52.000	36	36	1,872	1,872
SO	SOGN SOILS	TMBR	15		0	3.000	27	27	81	81
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47		0	14.000	85	85	1,184	1,184
TMBR Totals						69.000			3,137	3,137
HC	HECTOR STONY SANDY LOAM	NTV PST	20		0	17.000	48	48	816	816
HC	HECTOR STONY SANDY LOAM	NTV PST	20		0	5.000	48	48	240	240
SUC	SUMMIT SILTY CLAY LOAM 3-	NTV PST	67		0	12.000	161	161	1,930	1,930
SUC	SUMMIT SILTY CLAY LOAM 3-	NTV PST	67		0	9.000	161	161	1,447	1,447
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47		0	14.000	113	113	1,579	1,579
NTV PST Totals						57.000			6,012	6,012
SM	STRIP MINES	WASTE	10		18	134.000	18	18	2,412	2,412
WASTE Totals						134.000			2,412	2,412
Total Agland						260.000			11,561	11,561