



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	660019559								
Parcel ID	24N17E-22-1-00000-000-0000								
Cadastral ID	22-24-17-00600								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	2						
Tax Area	14 - CHELSEA RURAL								
Name ID	15374								
HEFNER, CARL & TELLI									
19802 E HWY 28 CHELSEA OK 74016-0000									
Parcel Location									
Situs	19802 E HWY 28								
Subdivision									
Lot/Block	/	Parcel Size	4.5 - Acres						
Sec/Twn/Rng	22 / 24 / 17 / 1								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.55269977 -95.47459593									
Building Permits									
E 6 ACRES OF NW NE NE LESS E 148' N 442' NW/4 NE/4 NE/4									
Number	Description	Opened	Closed	Amount					
R14	R14-POSS MHLL PER OTC REPR7/1/	08/2013	09/2013						
R5	R5 PARENT SPLIT	03/2004	01/2005						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	0	Land Value	48,357	33,062	11%	3,637	Assessed	7,937 656.79	
Year Frozen	2014	Improvements	57,179	39,093		4,300	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -83.00	
TIF Project ID	0	Total Value	105,536	72,155		7,937	Total Taxable	6,937 574.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660019559	HEFNER, CARL & TELLI	14	120,807	1000	6,938	574.00		
2024	2024-660019559	HEFNER, CAROLYN M &	14	127,783	1000	6,937	585.00		
2023	2023-660019559	HEFNER, CAROLYN M &	14	109,229	1000	6,937	591.00		
2022	2022-660019559	HEFNER, CAROLYN M &	14	79,062	1000	6,937	587.00		
2021	2021-660019559	HEFNER, CAROLYN M &	14	77,070	1000	6,937	588.00		
2020	2020-660019559	HEFNER, CAROLYN M &	14	78,725	1000	6,937	588.00		
2019	2019-660019559	HEFNER, CAROLYN M &	14	73,828	1000	6,937	596.00		
2018	2018-660019559	HEFNER, CAROLYN M &	14	78,501	1000	6,937	593.00		
2017	2017-660019559	HEFNER, CAROLYN M &	14	77,999	1000	6,937	595.00		
2016	2016-660019559	HEFNER, CAROLYN M &	14	75,921	1000	6,937	605.00		
2015	2015-660019559	HEFNER, CAROLYN M &	14	74,905	1000	6,938	598.00		
2014	2014-660019559	HEFNER, CAROLYN M &	14	72,701	1000	6,937	618.00		
2013	2013-660019559	HEFNER, NOEL R	14	71,136	1000	6,706	595.00		



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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size Lot Count Units Buildable 4.5 Non-Ag Acres 4.3971 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 191,538.00 x .25 = 48,357 Factor Value Adjustments 1.0000 Lot Value 48,357		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,336 / 1,561
Style	100% 1 1/2 Story Finished
HVAC	
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	544 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1946 / 60

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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	129,743	83.12	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	79.22	Total Misc Impr	+	6,069			
Roofing Adj	+ 4.02	Garage Cost	+	12,209			
Subfloor Adj	+ 1.97	Total RCN	=	156,208			
Heat/Cool Adj	+ 0.00	Depreciation (67%)	-	104,659			
Plumbing Adj	+ 3.15	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	51,549			
Adj Base Cost	= 88.36	Lot Value	+	48,357			
Total Area	x 1,561	Indicated Value	=	99,906			
Adjusted Cost	= 137,930	Value Per SqFt		64.00			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	51,549		
Lot Value	48,357		
Indicated Value	99,906	64.00	Per SqFt
Agland Value			
Site Improvements	5,630		
Total Value	105,536	67.61	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	47443	10x8		80	54.22		4,338
PRCH	SLAB PORCH - COVERED	47444	14x6		84	20.61		1,731



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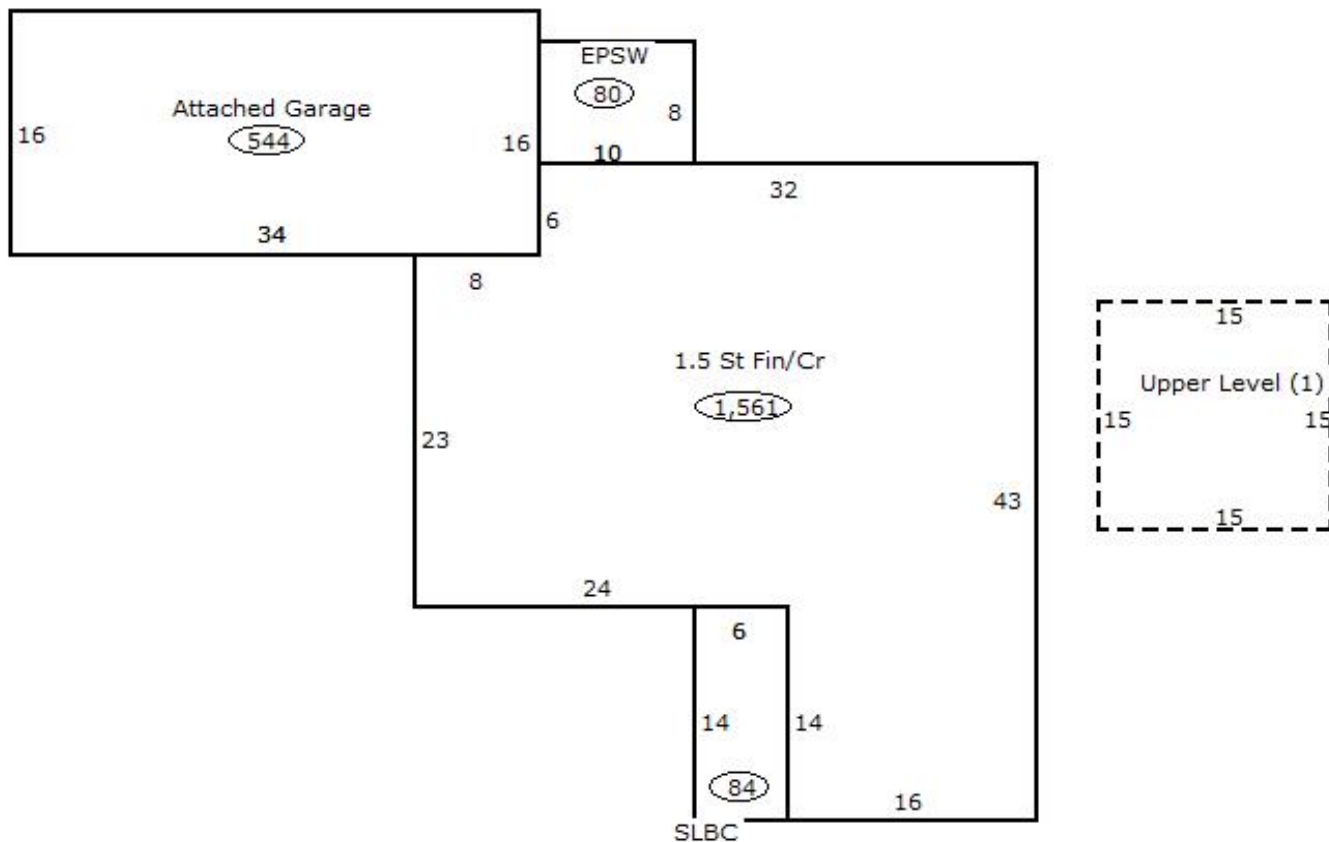
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,336	1.168	1,561
2	G	1		13	Attached Garage	544	1.000	544
3	M	EPSW		13	EPSW	80	1.000	80
4	M	PRCH		13	SLBC	84	1.000	84
5	U	^UL		13	Upper Level (1)	225	1.000	225
Total Building Area						1,336		1,561



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			600
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 600)		18,768		18,768	13,138
	BNGP	Barn - General Purpose	0x0x0	Base		168
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (22.26 x 168)		3,740		3,740	3,740
	BNGP	Barn - General Purpose	0x0x0	Base		288
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (22.26 x 288)		6,411		6,411	6,411
	LF	LOAFING SHED	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.26 x)					
	CP	Carport Dirt	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					
	CP	Carport Dirt	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					