



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	660019570													
Parcel ID	24N18E-22-3-00000-000-0000													
Cadastral ID	22-24-18-00500													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	2											
Tax Area	14 - CHELSEA RURAL													
Name ID	305696													
WHITE, HAPPY D														
4603 S 4280 RD CHELSEA OK 74016-0000														
Parcel Location														
Situs	04603 S 4280 RD													
Subdivision														
Lot/Block	/	Parcel Size	1.32 - Acres											
Sec/Twn/Rng	22 / 24 / 18 / 3													
Neighborhood	4050 - CHELSEA FOYIL RURAL													
School District	S003 - CHELSEA SCHOOLS													
Legal Description Lat/Long: 36.54484606 -95.38175148														
TR IN NW SW BEG: 449.70' S & 16.5' E NW/C E 208.7'; S 240.48' TO PT ON NLY RW/L HWY 66; SWLY ALG HWY TO PT 16.5' E OF W/L NW SW; N 313' TO POB														
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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
2199/656	FEDERAL NATIONAL MORTGAGE-AS	09/26/2011	35,000	3										
2116/899	YORK, GARY IRVIN	07/19/2010	0	10										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax						
Remove Cap	0	Land Value	34,503	20,287	11%	2,232	Assessed	5,219 431.87						
Year Frozen	0	Improvements	34,071	27,158		2,987	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -83.00						
TIF Project ID	0	Total Value	68,574	47,445		5,219	Total Taxable	4,219 349.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660019570	WHITE, HAPPY D	14	67,882	1000	4,068	337.00							
2024	2024-660019570	WHITE, HAPPY D	14	70,464	1000	3,919	331.00							
2023	2023-660019570	WHITE, HAPPY D	14	54,844	1000	3,777	322.00							
2022	2022-660019570	WHITE, HAPPY D	14	49,346	1000	3,638	308.00							
2021	2021-660019570	WHITE, HAPPY D	14	40,930	1000	3,503	297.00							
2020	2020-660019570	WHITE, HAPPY D	14	42,020	1000	3,398	288.00							
2019	2019-660019570	WHITE, HAPPY D	14	38,817	1000	3,270	281.00							
2018	2018-660019570	WHITE, HAPPY D	14	42,061	1000	3,627	310.00							
2017	2017-660019570	WHITE, HAPPY D	14	41,795	1000	3,598	309.00							
2016	2016-660019570	WHITE, HAPPY D	14	40,801	0	4,489	391.00							
2015	2015-660019570	WHITE, HAPPY D	14	43,895	0	4,651	401.00							
2014	2014-660019570	WHITE, HAPPY D	14	42,563	0	4,429	395.00							
2013	2013-660019570	WHITE, HAPPY D	14	41,380	0	4,218	374.00							



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Lot Data		Square-Foot - NBHD 4050 #1	
Lot Size			
Lot Count			
Units Buildable	1.32		
Non-Ag Acres	1.2422		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	54,110.00 x .64 = 34,503		
Factor Value			
Adjustments	1.0000		
Lot Value	34,503		



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,108 / 1,108
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	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 66

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	50,578	45.65	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	85.18	Total Misc Impr	+	0	
Roofing Adj	+ 3.93	Garage Cost	+		
Subfloor Adj	+ 2.37	Total RCN	=	116,816	
Heat/Cool Adj	+ 9.69	Depreciation (72%)	-	84,108	
Plumbing Adj	+ 4.25	Lump Sums	+	1,019	
Basement Adj	+ 0.00	RCNLD	=	33,727	
Adj Base Cost	= 105.43	Lot Value	+	34,503	
Total Area	x 1,108	Indicated Value	=	68,230	
Adjusted Cost	= 116,816	Value Per SqFt		61.58	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	33,727		
Lot Value	34,503		
Indicated Value	68,230	61.58	Per SqFt
Agland Value			
Site Improvements	344		
Total Value	68,574	61.89	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	47468	8x7		56	24.26	25%	1,019



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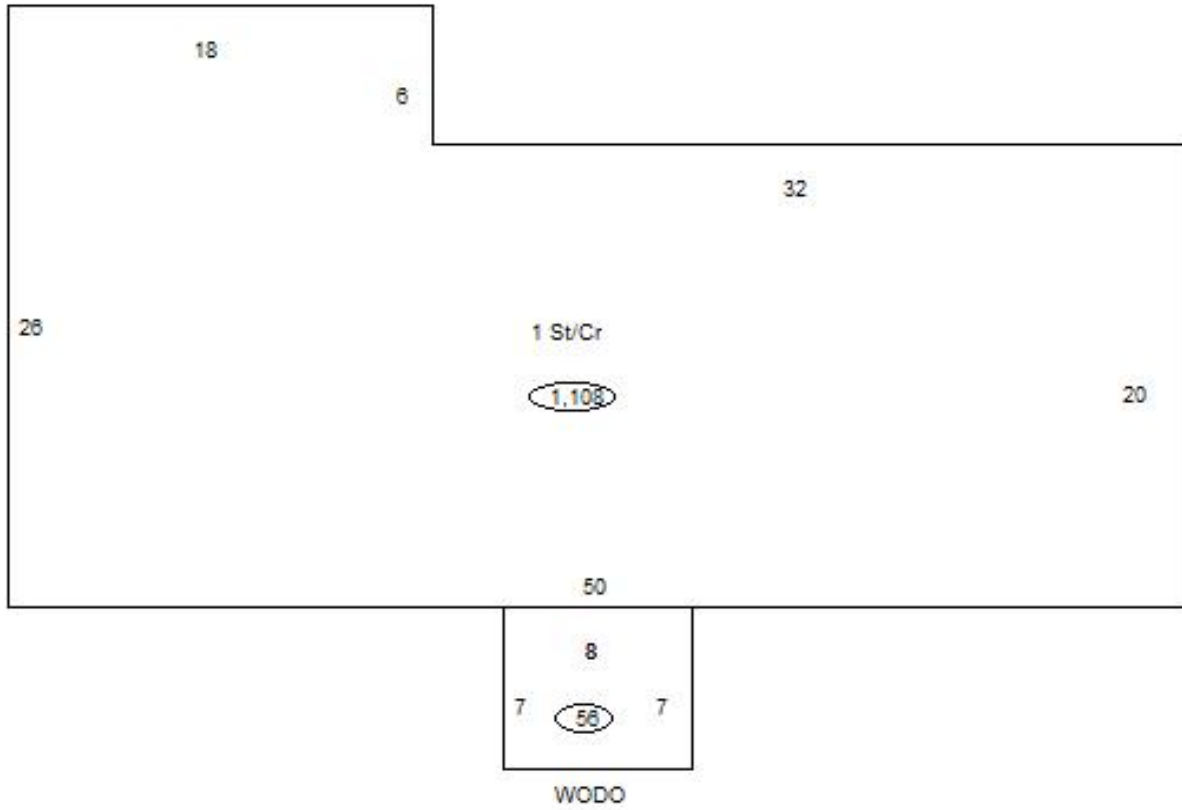
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Sketch Image

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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	1,108	1.000	1,108
2	M	WODO		10	WODO	56	1.000	56
Total Building Area						1,108		1,108



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			510	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 510)		2,387		2,387	2,148	239
	LT	LEAN-TO	12x30x0			360	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 360)		1,051		1,051	946	105
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 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)						