



# 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	660019582								
Parcel ID	24N18E-22-3-00000-000-0000								
Cadastral ID	22-24-18-01900								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	14 - CHELSEA RURAL								
Name ID	8794								
BATES, MONIE EUGENE &									
JESSIE LAVON									
24603 E HWY 66									
CHELSEA OK 74016-0000									
Parcel Location									
Situs	04501 S 4280 RD								
Subdivision									
Lot/Block	/	Parcel Size	12.2 - Acres						
Sec/Twn/Rng	22 / 24 / 18 / 3								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description									
Lat/Long: 36.54579951 -95.37994562									
NW SW, N & W OF HWY 66 LESS TR BEG; NW/C NW SW S 449.70' & E 16.5' TO POB E 208.7', S 240.48' SWLY ALG N/L HWY TO W/L NW SW, N TO POB & LESS TR BEG; SE/C PLOT 3 NWLY 208.7' TO NE/C PLOT 3 SWLY 208.7' SELY 208.7' TO N/L HWY NELY 208.7' TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
R12	R12-NEW HOUSE	03/2009	09/2011						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	No	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	1,700	1,191	11%	131	Assessed	7,039 582.48	
Year Frozen	2005	Improvements	99,040	62,795		6,908	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	100,740	63,986		7,039	Total Taxable	7,039 582.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660019582	BATES, MONIE EUGENE &	14	92,267	0	6,834	566.00		
2024	2024-660019582	BATES, MONIE EUGENE &	14	98,296	0	6,635	560.00		
2023	2023-660019582	BATES, MONIE EUGENE &	14	83,948	0	6,441	549.00		
2022	2022-660019582	BATES, MONIE EUGENE &	14	83,987	0	6,254	529.00		
2021	2021-660019582	BATES, MONIE EUGENE &	14	91,270	0	6,072	515.00		
2020	2020-660019582	BATES, MONIE EUGENE &	14	91,699	0	5,895	500.00		
2019	2019-660019582	BATES, MONIE EUGENE &	14	87,914	0	5,723	491.00		
2018	2018-660019582	BATES, MONIE EUGENE &	14	92,792	1000	4,557	389.00		
2017	2017-660019582	BATES, MONIE EUGENE &	14	91,422	1000	4,556	391.00		
2016	2016-660019582	BATES, MONIE EUGENE &	14	77,926	1000	4,557	397.00		
2015	2015-660019582	BATES, MONIE EUGENE &	14	76,077	1000	4,557	392.00		
2014	2014-660019582	BATES, MONIE EUGENE &	14	78,744	1000	4,557	406.00		
2013	2013-660019582	BATES, MONIE EUGENE &	14	74,479	1000	4,557	404.00		



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<b>Lot Data</b> - CHELSEA FOYIL RURAL (UNITS BUILDABLE)	
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	2.5 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,344 / 1,344
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	912 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 42

### 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	

### Cost Approach Manual : 01/2025

Base Cost	88.14	Total Misc Impr	+	499
Roofing Adj	+ 4.00	Garage Cost	+	19,493
Subfloor Adj	+ 2.31	Total RCN	=	152,833
Heat/Cool Adj	+ 0.74	Depreciation ( 52%)	-	79,473
Plumbing Adj	+ 3.65	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	73,360
Adj Base Cost	= 98.84	Lot Value	+	
Total Area	x 1,344	Indicated Value	=	73,360
Adjusted Cost	= 132,841	Value Per SqFt		54.58

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	73,360		
Lot Value			
Indicated Value	73,360	54.58	Per SqFt
Agland Value	1,700		
Site Improvements	25,680		
Total Value	100,740	74.96	Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2012	1	0.00		
PRCH	SLAB PORCH - COVERED	47486	6x4		24	20.80		499



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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	1,344	1.000	1,344
2	G	1		10	Attached Garage	336	1.000	336
3	M	PRCH		10	SLBC	24	1.000	24
4	G	1		10	Attached Garage	576	1.000	576
<b>Total Building Area</b>						1,344		1,344



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	24x30x0			720
	Qual 4	Cond 3	Year 2016	Eff Age	8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (35.96 x 720) 25,891			25,891	3,884	22,007
	BARN	BARN	40x20x0			800
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (10.48 x 800) 8,384			8,384	6,288	2,096
	LT	LEAN-TO	24x10x0			240
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 240) 701			701		701
	LT	LEAN-TO	30x10x0			300
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 300) 876			876		876



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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
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	7.200	168	168	1,210	1,210
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35		0	5.000	98	98	490	490
<b>IMP PST Totals</b>						12.200			1,700	1,700
<b>Total Agland</b>						12.200			1,700	1,700