



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	660021330								
Parcel ID	23N17E-25-3-00000-000-0000								
Cadastral ID	25-23-17-02100								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 2							
Tax Area	71 - CHELSEA RURAL/FOYIL FIRE								
Name ID	284087								
BARBEE, SANDRA L									
11521 S 4240 RD CHELSEA OK 74016-0000									
Parcel Location									
Situs	11521 S 4240 RD								
Subdivision									
Lot/Block	/	Parcel Size	15 - Acres						
Sec/Twn/Rng	25 / 23 / 17 / 3								
Neighborhood	4070 - FOYIL SEQUOYAH AREA								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.44424892 -95.45094257									
Building Permits									
N2 NW NW SW & NE NW SW									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	1549/604	BAKER, ORVILLE L SR	12/12/2003	85,000	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax	
Remove Cap	2004	Land Value	184,611	74,506	11%	8,196	Assessed	17,632	1,688.09
Year Frozen	0	Improvements	95,297	85,790		9,436	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00
TIF Project ID	0	Total Value	279,908	160,296		17,632	Total Taxable	16,632	1,605.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660021330	BARBEE, SANDRA L	71	278,424	1000	16,119	1,556.00		
2024	2024-660021330	BARBEE, SANDRA L	71	284,436	1000	15,620	1,537.00		
2023	2023-660021330	BARBEE, SANDRA L	71	158,370	1000	15,137	1,506.00		
2022	2022-660021330	BARBEE, SANDRA L	71	142,425	1000	14,667	1,468.00		
2021	2021-660021330	BARBEE, SANDRA L	71	149,671	1000	14,709	1,484.00		
2020	2020-660021330	BARBEE, SANDRA L	71	140,892	1000	14,251	1,453.00		
2019	2019-660021330	BARBEE, SANDRA L	71	134,611	1000	13,807	1,431.00		
2018	2018-660021330	BARBEE, SANDRA L	71	139,702	1000	14,367	1,474.00		
2017	2017-660021330	BARBEE, SANDRA L	71	138,784	1000	14,266	1,478.00		
2016	2016-660021330	BARBEE, SANDRA L	71	95,299	1000	9,483	1,003.00		
2015	2015-660021330	BARBEE, SANDRA L	71	94,507	1000	9,244	967.00		
2014	2014-660021330	BARBEE, SANDRA L	71	92,624	1000	8,945	966.00		
2013	2013-660021330	BARBEE, SANDRA L	71	89,896	1000	8,656	922.00		



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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size Lot Count Units Buildable 15 Non-Ag Acres 14.9523 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 651,322.00 x .28 = 184,611 Factor Value Adjustments 1.0000 Lot Value 184,611		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	69% 1 1/2 Story Finished 31% One Story
Exterior Wall	100% Rustic Log
Base/Total Area	951 / 1,248
Style	69% 1 1/2 Story Finished - 31% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	960
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1981 / 34

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 106,261 85.15 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	97.72	Total Misc Impr	+ 5,679				
Roofing Adj	+ 4.27	Garage Cost	+ 0				
Subfloor Adj	+ -0.95	Total RCN	= 160,169				
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 70,474				
Plumbing Adj	+ 11.28	Lump Sums	+ 3,586				
Basement Adj	+ 0.00	RCNLD	= 93,281				
Adj Base Cost	= 123.79	Lot Value	+ 184,611				
Total Area	x 1,248	Indicated Value	= 277,892				
Adjusted Cost	= 154,490	Value Per SqFt	222.67				

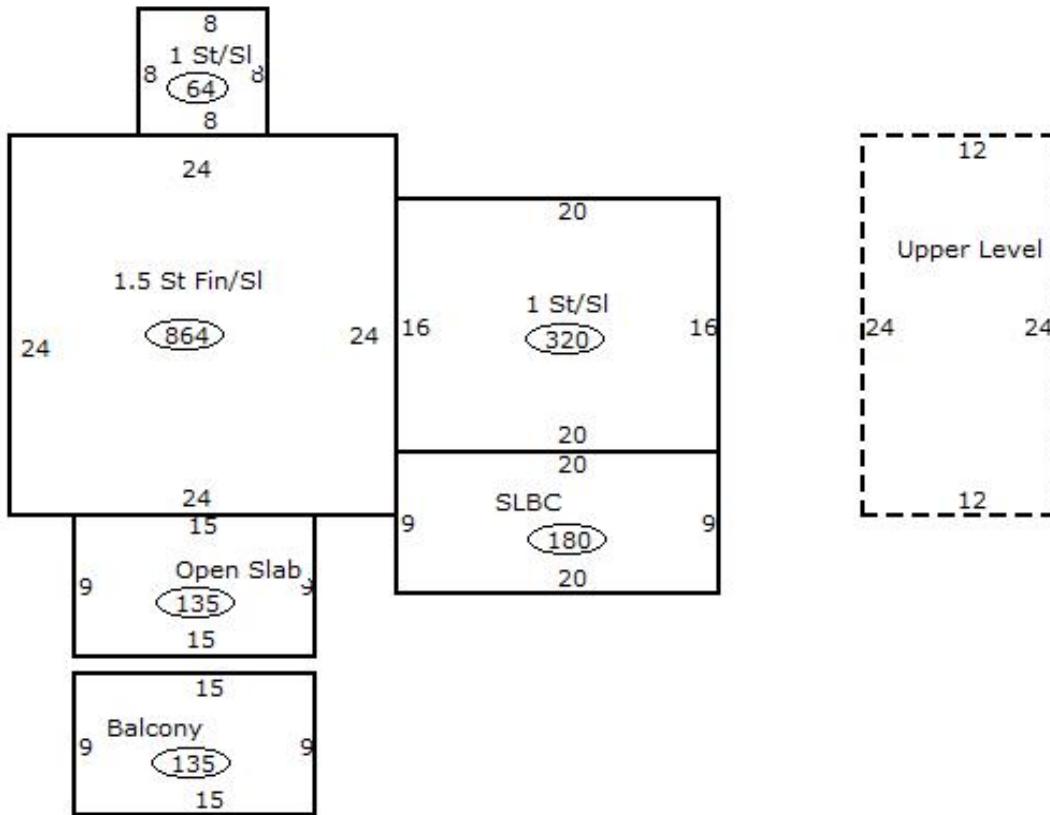
Value Reconciliation
Selected Approach Cost Approach Improvements 93,281 Lot Value 184,611 Indicated Value 277,892 222.67 Per SqFt Agland Value Site Improvements 2,016 Total Value 279,908 224.29 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	131686	20x9		180	23.64		4,255
PATO	SLAB PORCH - OPEN	131687	15x9		135	10.55		1,424
BALW	BALCONY - WOOD	131688	15x9		135	26.56		3,586



Sketch Image

660021330



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	576	1.500	864
2	U	^UL		13	Upper Level	288	1.000	288
3	R	1	Slab	13	1 St/Sl	320	1.000	320
4	R	1	Slab	13	1 St/Sl	64	1.000	64
5	M	PRCH		13	SLBC	180	1.000	180
6	M	PATO		13	Open Slab	135	1.000	135
7	M	BALW		13	Balcony	135	1.000	135
Total Building Area						960		1,248



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LT	LEAN-TO	0x0x0			132	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 132)		385		385	212	173
	MS	MECH SHED	0x0x0			700	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD	
	Base Cost (5.85 x 700)		4,095		4,095	2,252	1,843