



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data	Primary Image
<b>Account</b> 660021604 <b>Parcel ID</b> 24N18E-25-3-00000-000-0000 <b>Cadastral ID</b> 25-24-18-00900 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 14 - CHELSEA RURAL <b>Name ID</b> 9584 MORGAN REVOCABLE LIVING TRUST ANNA M MCSPADDEN-SUCC TRUSTEE 5354 S 4300 RD BIG CABIN OK 74332-0000  <b>Parcel Location</b> <b>Situs</b> 05803 E 430 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 120 - Acres <b>Sec/Twn/Rng</b> 25 / 24 / 18 / 3 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS	<p style="text-align: right;">4/9/2024</p>

<b>Legal Description</b> S2 N2 SW & S2 SW	Lat/Long: 36.52743803 -95.34165396	<b>Building Permits</b>
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S2 N2 SW & S2 SW	Number	Description	Opened	Closed	Amount

<b>Exemptions</b>	<b>Sale History</b>
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Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000						

### Parcel Valuation

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax
Remove Cap	0	Land Value 19,908	19,908	11%	2,190	Assessed	12,277	1,015.92
Year Frozen	0	Improvements 91,701	91,701		10,087	Penalty	0	
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value 111,609	111,609		12,277	Total Taxable	12,277	1,016.00

### Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660021604	MORGAN, EVERETT H &	14	108,366	1000	10,921	904.00
2024	2024-660021604	MORGAN, EVERETT H &	14	116,002	1000	10,877	918.00
2023	2023-660021604	MORGAN, EVERETT H &	14	104,827	1000	10,531	898.00
2022	2022-660021604	MORGAN, EVERETT H &	14	106,173	1000	10,679	904.00
2021	2021-660021604	MORGAN, EVERETT H &	14	109,826	1000	11,081	939.00
2020	2020-660021604	MORGAN, EVERETT H &	14	108,971	1000	10,960	930.00
2019	2019-660021604	MORGAN, EVERETT H &	14	105,562	1000	10,612	911.00
2018	2018-660021604	MORGAN, EVERETT H &	14	111,358	1000	11,249	961.00
2017	2017-660021604	MORGAN, EVERETT H &	14	109,973	1000	11,097	952.00
2016	2016-660021604	MORGAN, EVERETT H &	14	107,693	1000	10,846	945.00
2015	2015-660021604	MORGAN, EVERETT H &	14	105,747	1000	10,632	916.00
2014	2014-660021604	MORGAN, EVERETT H &	14	108,683	1000	10,330	920.00
2013	2013-660021604	MORGAN, EVERETT H &	14	104,702	1000	10,000	887.00



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<b>Lot Data</b>	
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	



<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,632 / 1,632
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1966 / 45

<b>GRM Approach</b>	
GRM Code	
Gross Rent	0.00
Indicated Value	

<b>Multiple Regression</b>	
MRA Code	
Adjusted R	
Indicated Value	

<b>Direct Comparables</b>	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	75.19	Total Misc Impr	+ 7,439
Roofing Adj	+ 4.12	Garage Cost	+
Subfloor Adj	+ 2.15	Total RCN	= 146,241
Heat/Cool Adj	+ 0.72	Depreciation ( 55%)	- 80,433
Plumbing Adj	+ 2.89	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 65,808
Adj Base Cost	= 85.05	Lot Value	+
Total Area	x 1,632	Indicated Value	= 65,808
Adjusted Cost	= 138,802	Value Per SqFt	40.32

<b>Value Reconciliation</b>			
Selected Approach	Cost Approach		
Improvements	65,808		
Lot Value			
Indicated Value	65,808	40.32	Per SqFt
Agland Value	19,908		
Site Improvements	25,893		
Total Value	111,609	68.39	Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	52302	18x10		180	8.89		1,600
EPSW	ENCLOSED PORCH - SOLID WALL	52303	14x8		112	52.13		5,839



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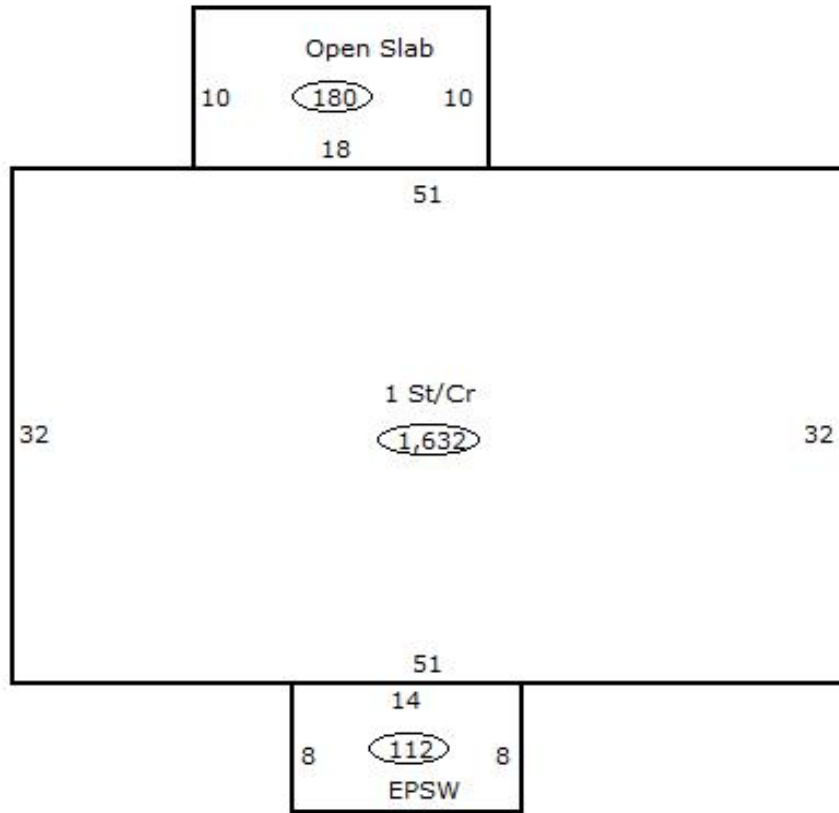
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,632	1.000	1,632
2	M	PATO		13	Open Slab	180	1.000	180
3	M	EPSW		13	EPSW	112	1.000	112
<b>Total Building Area</b>						1,632		1,632



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			2,800
	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 (8.59 x 2,800)	24,052		24,052	18,039	6,013
	BARN	BARN	0x0x0			4,176
	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 (8.06 x 4,176)	33,659		33,659	25,244	8,415
	BARN	BARN	0x0x0			960
	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 960)	10,061		10,061	7,546	2,515
	LF	LOAFING SHED	0x0x0			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 (4.26 x 800)	3,408		3,408	2,556	852
	LF	LOAFING SHED	0x0x0			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 (4.26 x 800)	3,408		3,408	2,556	852
	LF	LOAFING SHED	0x0x0			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 (4.26 x 800)	3,408		3,408	2,556	852
	LF	LOAFING SHED	0x0x0			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 (4.26 x 800)	3,408		3,408	2,556	852



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	0x0x0			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 (4.26 x 800)	3,408		3,408	2,556	852
	LF	LOAFING SHED	0x0x0			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 (4.26 x 800)	3,408		3,408	2,556	852
	LF	LOAFING SHED	0x0x0			360
	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 (4.26 x 360)	1,534		1,534	1,151	383
	LF	LOAFING SHED	0x0x0			360
	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 (4.26 x 360)	1,534		1,534	1,151	383
	LF	LOAFING SHED	0x0x0			360
	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 (4.26 x 360)	1,534		1,534	1,151	383
	LF	LOAFING SHED	0x0x0			360
	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 (4.26 x 360)	1,534		1,534	1,151	383
	LF	LOAFING SHED	0x0x0			360
	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 (4.26 x 360)	1,534		1,534	1,151	383



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LF	LOAFING SHED	0x0x0			360	
	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 (4.26 x 360)	1,534		1,534	1,151	383
	STF	STG FAIR	0x0x0			144	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.68 x 144)	674		674	674	
	STF	STG FAIR				140	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.68 x 140)	655		655	655	
	PFS	PORTABLE FRAME STRUCTURE	11x28x0			308	
	Qual	1	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (25.00 x 308)	7,700		7,700	6,160	1,540



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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	2.000	36	36	72	72
HLC	HECTOR-LINKER FINE SANDY	TMBR	35		0	11.000	63	63	693	693
LKC	LINKER FINE SANDY LOAM 3-	TMBR	51		0	5.000	92	92	459	459
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47		0	1.000	85	85	85	85
<b>TMBR Totals</b>						19.000			1,309	1,309
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	10.000	192	192	1,920	1,920
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35		0	2.000	84	84	168	168
LKB	LINKER FINE SANDY LOAM 1-	NTV PST	63		0	6.000	151	151	907	907
LKB	LINKER FINE SANDY LOAM 1-	NTV PST	63		0	4.000	151	151	605	605
LKC	LINKER FINE SANDY LOAM 3-	NTV PST	51		0	2.000	122	122	245	245
VD	VERDIGRIS SILT LOAM	NTV PST	95		0	2.000	228	228	456	456
VD	VERDIGRIS SILT LOAM	NTV PST	95		0	8.000	228	228	1,824	1,824
VD	VERDIGRIS SILT LOAM	NTV PST	95		0	32.000	228	228	7,296	7,296
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47		0	4.000	113	113	451	451
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47		0	6.000	113	113	677	677
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47		0	12.000	113	113	1,354	1,354
<b>NTV PST Totals</b>						88.000			15,903	15,903
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35		0	4.000	98	98	392	392
LKB	LINKER FINE SANDY LOAM 1-	IMP PST	63		0	1.000	176	176	176	176
VD	VERDIGRIS SILT LOAM	IMP PST	95		0	8.000	266	266	2,128	2,128
<b>IMP PST Totals</b>						13.000			2,696	2,696
<b>Total Agland</b>						120.000			19,908	19,908