



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 660022479 Parcel ID 23N17E-26-3-00000-000-0000 Cadastral ID 26-23-17-01800 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 294336 LARSON, KELLY J & SHANNON L 20055 E HWY 28A CHELSEA OK 74016-0000 Parcel Location Situs 20055 E HWY 28A Subdivision Lot/Block / Parcel Size 4 - Acres Sec/Twn/Rng 26 / 23 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS					<p>D:\Convert\Photos\660\022\479-02.jpg 2/11/2003</p>														
Legal Description Lat/Long: 36.43832015 -95.47065404																			
S 417.4' OF W 508.5' OF SW					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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
HV	Veteran	Yes	999,999	9,801	1844/467	BEASLEY, BILL MAC &	01/26/2007	84,000	YES										
					1731/364	KIRKPATRICK, MARGARET D	11/21/2005	69,000	YES										
					1033/447	WATERMAN, DONALD C	07/29/1996	18,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax										
Remove Cap	2008		Land Value	73,674	50,957	11%	5,605	Assessed	9,801 938.35										
Year Frozen	0		Improvements	38,145	38,145		4,196	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	9,801 -811.00										
TIF Project ID	0		Total Value	111,819	89,102		9,801	Total Taxable	0 127.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660022479	LARSON, KELLY J &			71	111,796	9516		124.00										
2024	2024-660022479	LARSON, KELLY J &			71	115,068	9239		122.00										
2023	2023-660022479	LARSON, KELLY J &			71	81,543	1000	7,970	799.00										
2022	2022-660022479	LARSON, KELLY J &			71	80,397	1000	7,843	792.00										
2021	2021-660022479	LARSON, KELLY J &			71	88,136	1000	7,913	805.00										
2020	2020-660022479	LARSON, KELLY J &			71	82,722	1000	7,653	788.00										
2019	2019-660022479	LARSON, KELLY J &			71	76,375	1000	7,401	775.00										
2018	2018-660022479	LARSON, KELLY J &			71	78,807	1000	7,435	770.00										
2017	2017-660022479	LARSON, KELLY J &			71	78,359	1000	7,190	754.00										
2016	2016-660022479	LARSON, KELLY J &			71	73,230	1000	6,951	740.00										
2015	2015-660022479	LARSON, KELLY J &			71	70,183	1000	6,720	708.00										
2014	2014-660022479	LARSON, KELLY J &			71	68,410	1000	6,525	709.00										
2013	2013-660022479	LARSON, KELLY J &			71	68,410	1000	6,525	699.00										



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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	4.7652	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	207,574.00 x .35 = 73,674	
Factor Value		
Adjustments	1.0000	
Lot Value	73,674	

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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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	0.00	Total Misc Impr	+	0			
Roofing Adj	+ 0.00	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	0			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0			
Plumbing Adj	+ 0.00	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=				
Adj Base Cost	= 0.00	Lot Value	+	73,674			
Total Area	x	Indicated Value	=	73,674			
Adjusted Cost	= 0	Value Per SqFt		0.00			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	73,674		
Indicated Value	73,674	0.00	Per SqFt
Agland Value			
Site Improvements	338		
Total Value	74,012	0.00	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x14x8	Plank	Composition Shingle	140
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
	Base Cost (20.11 x 140)		2,815		2,815	2,815
	SHDS	Shed - Small	10x18x8	Plank	Composition Shingle	180
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
	Base Cost (19.16 x 180)		3,449		3,449	3,449
	LOAF	LOAFING SHED	12x24x6	Dirt	Formed Metal	288
	Qual	2	Cond 2	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)
	Base Cost (5.86 x 288)		1,688		1,688	1,350
						338



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Lot Data		Primary Image	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method			
Base Lot Value			
Factor Value		\\tsclient\C\Users\Randy Necessary\Pictures\2020-10-07\IMG_002! 10/16/2020	
Adjustments		GRM Approach	
Lot Value		GRM Code	
Residential Data		Gross Rent 0.00	
Type	6 Mobile Home 60 x 28	Indicated Value	
Condition	3 - Average	Multiple Regression	
Quality	4 - Good	MRA Code	
Architecture	6 MS ADJ	Adusted R	
Style	100% Double Wide	Indicated Value	
Exterior Wall	100% Lap	Direct Comparables	
Base/Total Area	1,680 / 1,680	Selection Model 1 Res	
Style	100% Double Wide	Adjustment Model A2 AO Test	
HVAC	100% Warmed & Cooled Air	Comparables	
Roof Cover	1 Composition Shingle	Indicated Value	
Area on Slab	0	Value Reconciliation	
Fixture/RghIn	/	Selected Approach Cost Approach	
Bed/F/H Bath	3 / 2.0 /	Improvements 37,807	
Basement Area		Lot Value	
Garage Type		Indicated Value 37,807 22.50 Per SqFt	
Remodel		Agland Value	
Year/Eff Age	1994 / 24	Site Improvements	
Cost Approach		Total Value 37,807 22.50 Total Value Per SqFt	
Manual : 01/2025			
Base Cost	40.24	Total Misc Impr	+ 0
Roofing Adj	+ 3.60	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 94,517
Heat/Cool Adj	+ 3.60	Depreciation (60%)	- 56,710
Plumbing Adj	+ 8.82	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 37,807
Adj Base Cost	= 56.26	Lot Value	+ 37,807
Total Area	x 1,680	Indicated Value	= 37,807
Adjusted Cost	= 94,517	Value Per SqFt	22.50
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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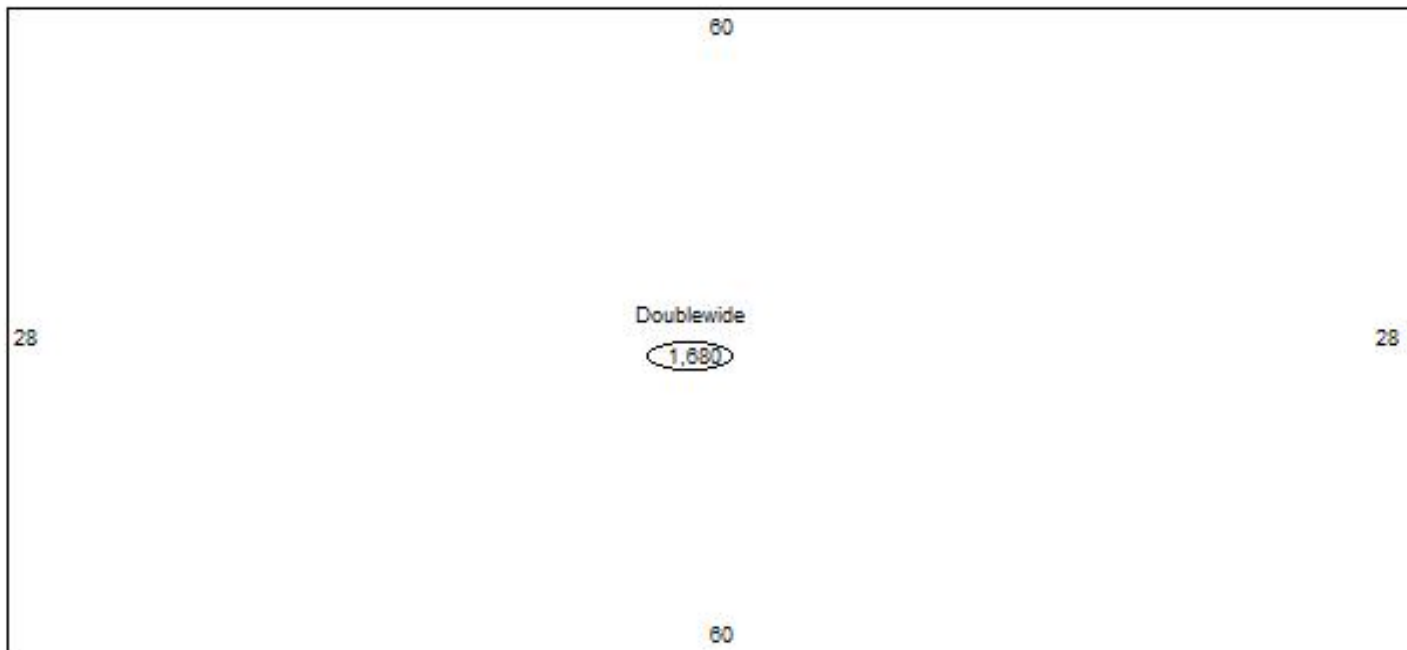
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	1,680	1.000	1,680
Total Building Area						1,680		1,680