




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 660024456 Parcel ID 24N18E-28-2-00000-000-0000 Cadastral ID 28-24-18-00310 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 4784 ANDERSON, JAMES E 24048 E HWY 66 CHELSEA OK 74016-0000 Parcel Location Situs 24048 E HWY 66 Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 28 / 24 / 18 / 2 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS	 <p style="text-align: right;">4/22/2024</p>

Legal Description	Lat/Long: 36.53826928 -95.39660413	Building Permits										
NE NW NW		<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
H	Homestead	Yes	1,000	1,000	2636/96	ANDERSON, JAMES E & CAROL J	05/22/2017	0	WB
					1651/740	ANDERSON, JAMES E	01/24/2005	0	11

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	0	Land Value 1,012	1,012	11%	111	Assessed	5,089	421.11	
Year Frozen	0	Improvements 69,699	45,250		4,978	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-83.00	
TIF Project ID	0	Total Value 70,711	46,262		5,089	Total Taxable	4,089	338.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660024456	ANDERSON, JAMES E	14	61,273	1000	3,941	326.00	
2024	2024-660024456	ANDERSON, JAMES E	14	63,223	1000	3,796	320.00	
2023	2023-660024456	ANDERSON, JAMES E	14	53,631	1000	3,657	312.00	
2022	2022-660024456	ANDERSON, JAMES E	14	51,503	1000	3,521	298.00	
2021	2021-660024456	ANDERSON, JAMES E	14	39,907	1000	3,389	287.00	
2020	2020-660024456	ANDERSON, JAMES E	14	48,371	1000	3,679	312.00	
2019	2019-660024456	ANDERSON, JAMES E	14	46,889	1000	3,543	304.00	
2018	2018-660024456	ANDERSON, JAMES E	14	50,466	1000	3,411	291.00	
2017	2017-660024456	ANDERSON, JAMES E	14	50,074	1000	3,282	281.00	
2016	2016-660024456	ANDERSON, JAMES & CAROL	14	53,136	1000	3,158	275.00	
2015	2015-660024456	ANDERSON, JAMES & CAROL	14	52,084	1000	3,037	262.00	
2014	2014-660024456	ANDERSON, JAMES & CAROL	14	54,216	1000	2,920	260.00	
2013	2013-660024456	ANDERSON, JAMES & CAROL	14	53,440	1000	2,806	249.00	



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Lot Data - 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	



Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,063 / 1,063
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	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 67

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	96.49	Total Misc Impr	+ 5,537
Roofing Adj	+ 4.34	Garage Cost	+
Subfloor Adj	+ 2.55	Total RCN	= 131,067
Heat/Cool Adj	+ 10.09	Depreciation (73%)	- 95,679
Plumbing Adj	+ 4.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 35,388
Adj Base Cost	= 118.09	Lot Value	+
Total Area	x 1,063	Indicated Value	= 35,388
Adjusted Cost	= 125,530	Value Per SqFt	33.29

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	35,388
Lot Value	
Indicated Value	35,388 33.29 Per SqFt
Agland Value	1,012
Site Improvements	34,311
Total Value	70,711 66.52 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	59764	29x7		203	20.25		4,111
PRCH	SLAB PORCH - COVERED	59765	69		69	20.66		1,426



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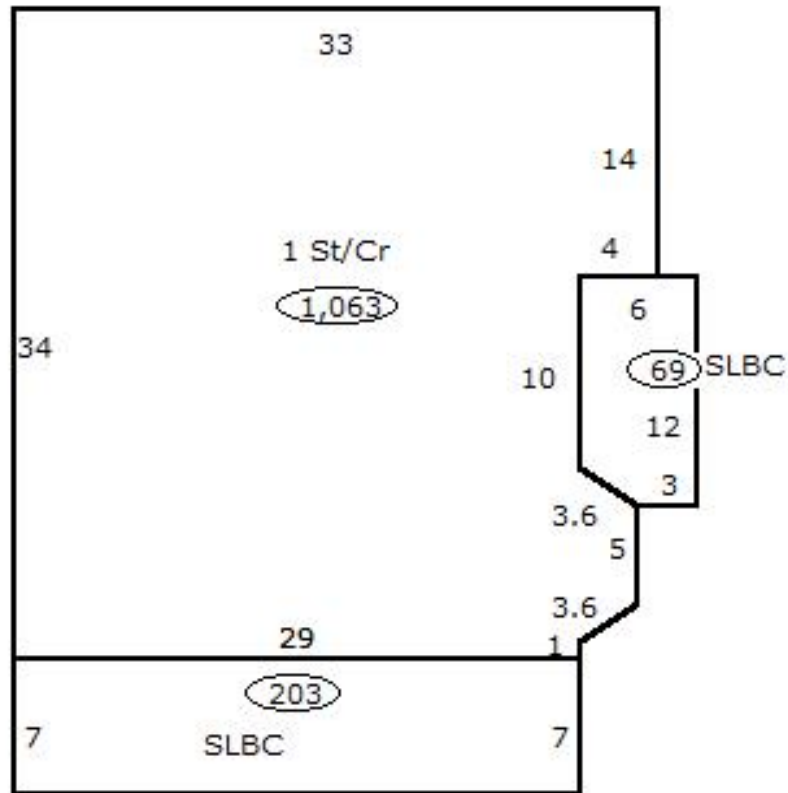
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Sketch Image

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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	1,063	1.000	1,063
2	M	PRCH		13	SLBC	203	1.000	203
3	M	PRCH		13	SLBC	69	1.000	69
Total Building Area						1,063		1,063



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x30x0		Metal	1,200
	Qual 2	Cond 3	Year 2012	Eff Age 11		
	Valuation Summary Base Cost (31.84 x 1,200) 38,208		Modifier Total	RCN 38,208	Depr (40% Phys/ % Func) 15,283	RCNLD 22,925
	UTIL	SHOP BUILDING	26x20x0		Metal	520
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (31.28 x 520) 16,266		Modifier Total	RCN 16,266	Depr (30% Phys/ % Func) 4,880	RCNLD 11,386
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD



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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%	TMBR	60		0	2.000	108	108	216	216
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47		0	6.000	85	85	508	508
TMBR Totals						8.000			724	724
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60		0	2.000	144	144	288	288
NTV PST Totals						2.000			288	288
Total Agland						10.000			1,012	1,012