




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	660026291				 <p>660026291 05/09/24</p> <p style="text-align: right;">5/10/2024</p>									
Parcel ID	000000-00-0-30010-015-0006													
Cadastral ID	30-24-18-01250													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	2											
Tax Area	29 - CHELSEA OT													
Name ID	309359													
WATKINS, DARYL GENE														
309 W 4TH CHELSEA OK 74016-0000														
Parcel Location														
Situs	00309 W 4TH ST													
Subdivision	CHELSEA O T													
Lot/Block	0006 / 0015	Parcel Size	1 - Lots											
Sec/Twn/Rng	30 / 24 / 18 / 5													
Neighborhood	1195 - R-V02-NE CHELSEA													
School District	S003 - CHELSEA SCHOOLS													
Legal Description Lat/Long: 36.53805516 -95.43088276														
WLY 60' OF SLY 28' OF LOT 5 & WLY 60' OF LOT 6 BLOCK 15 CHELSEA O T														
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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
2314/319	BOWEN, GURLEE &	03/08/2013	25,000	4										
2300/197	WATKINS, JUANITA	08/10/2002	0	4										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax						
Remove Cap	0	Land Value	8,659	3,646	11%	401	Assessed	4,173	345.32					
Year Frozen	0	Improvements	49,839	34,295		3,772	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-82.00					
TIF Project ID	0	Total Value	58,498	37,941		4,173	Total Taxable	3,173	263.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660026291	WATKINS, DARYL GENE	29	56,809	1000	3,052	253.00							
2024	2024-660026291	WATKINS, DARYL GENE	29	60,696	1000	2,934	248.00							
2023	2023-660026291	WATKINS, DARYL GENE	29	54,481	1000	2,819	240.00							
2022	2022-660026291	WATKINS, DARYL GENE	29	55,405	1000	2,708	229.00							
2021	2021-660026291	WATKINS, DARYL GENE	29	56,335	1000	2,600	220.00							
2020	2020-660026291	WATKINS, DARYL GENE	29	55,373	1000	2,495	212.00							
2019	2019-660026291	WATKINS, DARYL GENE	29	52,446	1000	2,393	206.00							
2018	2018-660026291	WATKINS, DARYL GENE	29	55,840	1000	2,295	196.00							
2017	2017-660026291	WATKINS, DARYL GENE	29	55,354	1000	2,199	189.00							
2016	2016-660026291	WATKINS, DARYL GENE	29	53,772	1000	2,106	184.00							
2015	2015-660026291	WATKINS, DARYL GENE	29	54,257	1000	2,016	174.00							
2014	2014-660026291	WATKINS, DARYL GENE	29	54,741	1000	1,927	172.00							
2013	2013-660026291	WATKINS, DARYL GENE	29	52,034	0	2,843	252.00							



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Lot Data		Square-Foot - NBHD 1195 #1		Primary Image				
Lot Size				<p>660026291 05/09/24</p> <p style="text-align: right;">5/10/2024</p>				
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.1807							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	7,872.00 x 1.10 = 8,659							
Factor Value								
Adjustments	1.0000							
Lot Value	8,659							
Residential Data								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	1.5 - Low							
Architecture								
Style	100% One Story							
Exterior Wall	100% Frame, Siding, Wood							
Base/Total Area	1,152 / 1,152							
Style	100% One Story							
HVAC	100% Wall Furnace							
Roof Cover	1 Composition Shingle							
Area on Slab	0							
Fixture/RghIn	4 /							
Bed/F/H Bath	2 / 1.0 /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	1965 / 46							
Cost Approach		Manual : 01/2025						
Base Cost	84.65	Total Misc Impr	+ 369					
Roofing Adj	+ 3.90	Garage Cost	+ 0					
Subfloor Adj	+ 2.37	Total RCN	= 110,754					
Heat/Cool Adj	+ 0.73	Depreciation (55%)	- 60,915					
Plumbing Adj	+ 4.17	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 49,839					
Adj Base Cost	= 95.82	Lot Value	+ 8,659					
Total Area	x 1,152	Indicated Value	= 58,498					
Adjusted Cost	= 110,385	Value Per SqFt	50.78					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	64039	6x3		18	20.49		369
GRM Approach								
GRM Code								
Gross Rent	0.00							
Indicated Value								
Multiple Regression								
MRA Code	1 Test							
Adusted R	0.8445							
Indicated Value	55,894	48.52	Per SqFt					
Direct Comparables								
Selection Model	A Adam Test							
Adjustment Model	1 2022 Residential							
Comparables	2							
Indicated Value	64,200		Per SqFt					
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements	49,839							
Lot Value	8,659							
Indicated Value	58,498	50.78	Per SqFt					
Agland Value								
Site Improvements								
Total Value	58,498	50.78	Total Value Per SqFt					



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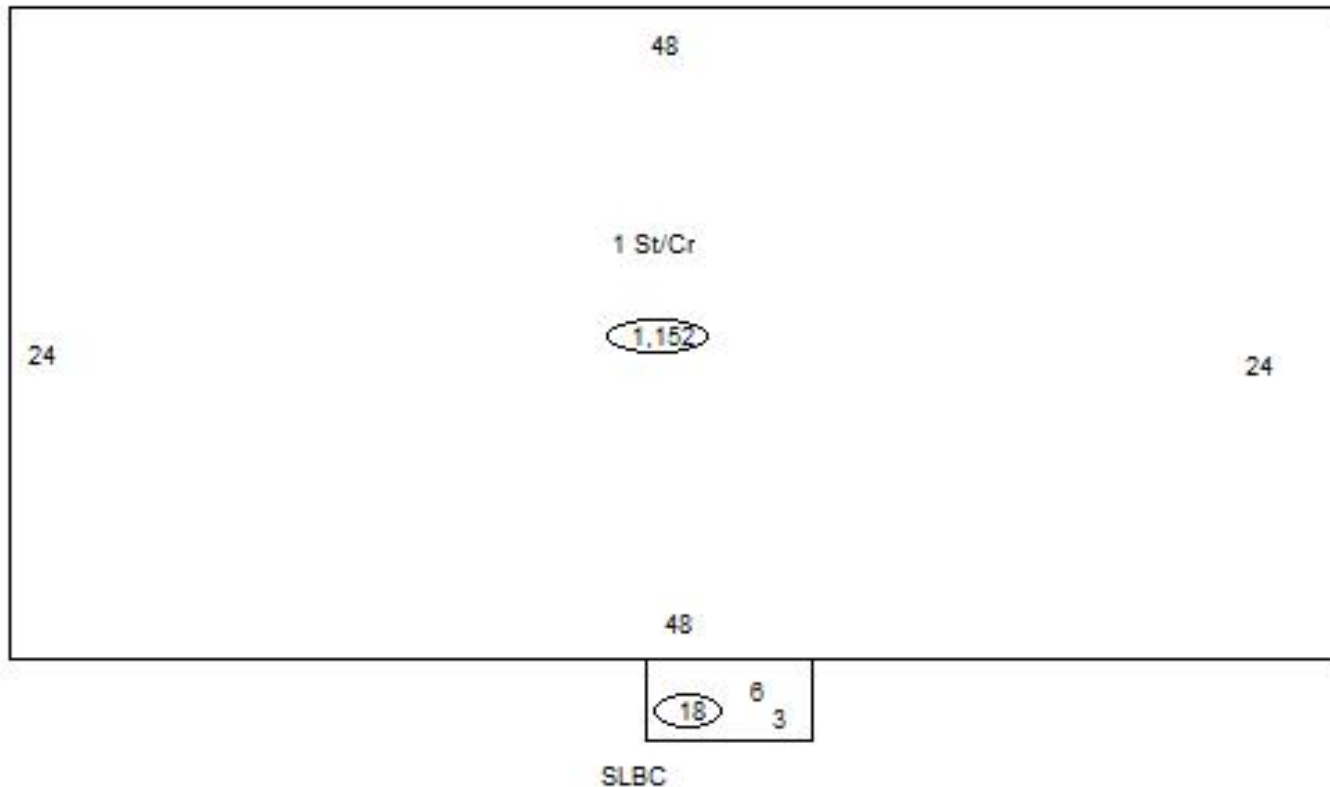
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,152	1.000	1,152
2	M	PRCH		10	SLBC	18	1.000	18
Total Building Area						1,152		1,152



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	CP	CARPORT DIRT	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					