



# 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	660026367				<p>\\tsclient\C\Users\rln\Pictures\2020-03-06\IMG_0017.JPG 3/13/2020</p>									
Parcel ID	000000-00-0-30010-026-0006													
Cadastral ID	30-24-18-02020													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	2											
Tax Area	29 - CHELSEA OT													
Name ID	284393													
MANNING, KATHERN E														
4954 S 4280 RD CHELSEA OK 74016-5092														
Parcel Location														
Situs	00510 S WILLOW ST													
Subdivision	CHELSEA O T													
Lot/Block	0006 / 0026	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: 36.53188355 -95.42476524														
SLY 94' OF LOTS 5 & 6 BLOCK 26 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></td> <td></td> <td></td> <td></td> <td></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										
1558/590	BLACKWELL, KENNETH R &	01/22/2004	57,500	YES										
1493/125	CENTURY NATIONAL BANK OF-OKLA	06/23/2003	20,000	3										
1452/15	WEBB, DAVID & VICKI	01/24/2003	0	13										
1236/884	HARRELL, J L & LEE ROY-HARRELL	07/06/2000	0	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax						
Remove Cap	2005	Land Value	19,627	9,698	11%	1,067	Assessed	4,303 356.07						
Year Frozen	0	Improvements	34,552	29,416		3,236	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -83.00						
TIF Project ID	0	Total Value	54,179	39,114		4,303	Total Taxable	3,303 273.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660026367	MANNING, KATHERN E	29	56,461	1000	3,177	263.00							
2024	2024-660026367	MANNING, KATHERN E	29	59,301	1000	3,056	258.00							
2023	2023-660026367	MANNING, KATHERN E	29	38,121	1000	2,937	250.00							
2022	2022-660026367	MANNING, KATHERN E	29	38,940	1000	2,823	239.00							
2021	2021-660026367	MANNING, KATHERN E	29	33,742	1000	2,711	230.00							
2020	2020-660026367	MANNING, KATHERN E	29	34,561	1000	2,801	238.00							
2019	2019-660026367	MANNING, KATHERN E	29	34,293	1000	2,772	238.00							
2018	2018-660026367	MANNING, KATHERN E	29	41,314	1000	3,544	303.00							
2017	2017-660026367	MANNING, KATHERN E	29	41,012	1000	3,511	301.00							
2016	2016-660026367	MANNING, KATHERN E	29	39,829	1000	3,381	295.00							
2015	2015-660026367	MANNING, KATHERN E	29	39,188	1000	3,310	285.00							
2014	2014-660026367	MANNING, KATHERN E	29	40,641	1000	3,470	309.00							
2013	2013-660026367	MANNING, KATHERN E	29	42,482	1000	3,342	296.00							




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Lot Data	Square-Foot - NBHD 1195 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 15570 <b>Non-Ag Acres</b> 0.4096 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 17,843.00 x 1.10 = 19,627 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 19,627		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Vinyl
<b>Base/Total Area</b>	962 / 962
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Wall Furnace
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	2 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1940 / 62

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

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	41,858	43.51	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	5		
<b>Indicated Value</b>	46,690		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	99.88	<b>Total Misc Impr</b>	+ 2,693				
<b>Roofing Adj</b>	+ 4.54	<b>Garage Cost</b>	+ 0				
<b>Subfloor Adj</b>	+ 2.67	<b>Total RCN</b>	= 111,457				
<b>Heat/Cool Adj</b>	+ 0.76	<b>Depreciation ( 69%)</b>	- 76,905				
<b>Plumbing Adj</b>	+ 5.21	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 34,552				
<b>Adj Base Cost</b>	= 113.06	<b>Lot Value</b>	+ 19,627				
<b>Total Area</b>	x 962	<b>Indicated Value</b>	= 54,179				
<b>Adjusted Cost</b>	= 108,764	<b>Value Per SqFt</b>	56.32				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	34,552		
<b>Lot Value</b>	19,627		
<b>Indicated Value</b>	54,179	56.32	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	54,179	56.32	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	64168	16x6		96	20.99		2,015
PRCH	SLAB PORCH - COVERED	64169	8x4		32	21.19		678



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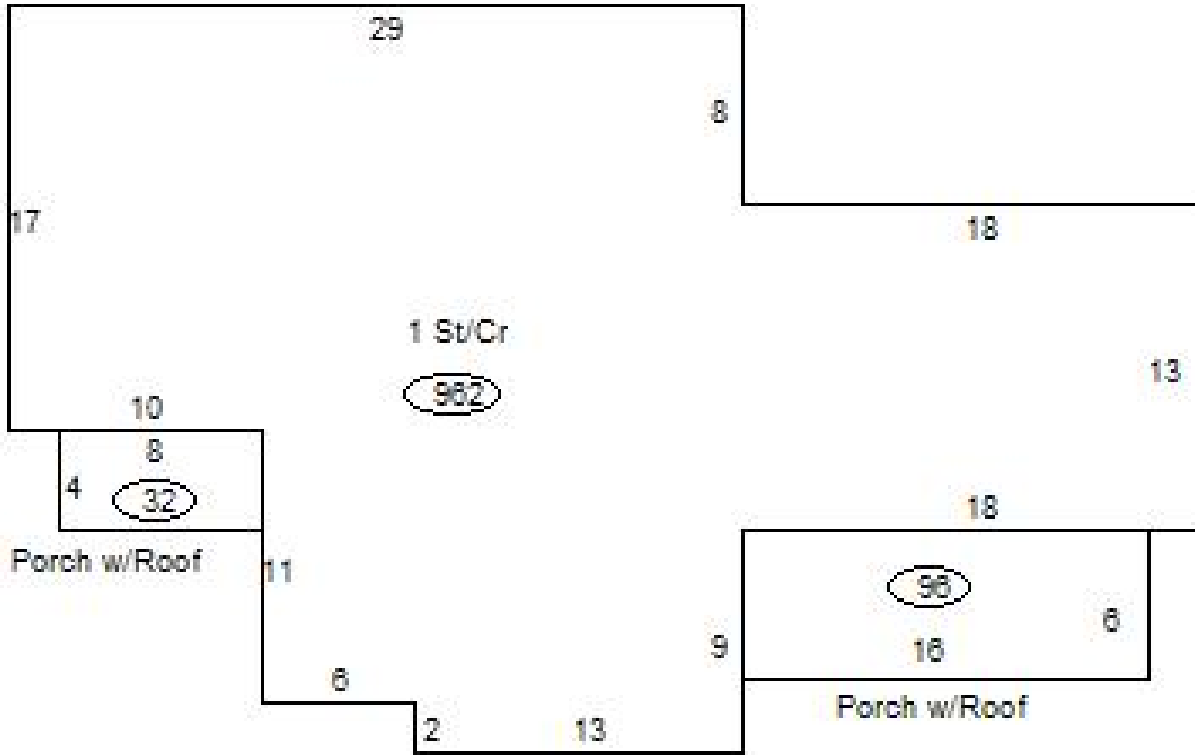
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### Sketch Image

660026367



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	962	1.000	962
2	M	PRCH		13	SLBC	96	1.000	96
3	M	PRCH		13	SLBC	32	1.000	32
<b>Total Building Area</b>						962		962