



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 16:46:00
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Assessment Data					Primary Image									
Account	660027620													
Parcel ID	24N17E-31-3-00000-000-0000													
Cadastral ID	31-24-17-00500													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	14 - CHELSEA RURAL													
Name ID	264674													
WOOTEN, CHARLES SIDNEY &														
MARJORIE ANN														
16003 E 350 RD														
CHELSEA OK 74016-3394														
Parcel Location														
Situs	16003 E 350 RD													
Subdivision														
Lot/Block	/	Parcel Size	29.28 - Acres											
Sec/Twn/Rng	31 / 24 / 17 / 3													
Neighborhood	4050 - CHELSEA FOYIL RURAL													
School District	S003 - CHELSEA SCHOOLS													
Legal Description Lat/Long: 36.51433706 -95.54047038														
LOT 3 LESS 20.53 AC TO GOV & NE 10 AC OF LOT 4														
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"> </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										
1974/648	KROUSE, HAROLD BRYAN &	08/20/2008	150,000	YES										
1671/352	FISHER, PATSY R	04/13/2005	69,500	11										
873/230	SELLER	02/04/1992	9,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax						
Remove Cap	2009	Land Value	1,881	1,881	11%	207	Assessed	4,518						
Year Frozen	0	Improvements	10,966	6,629	729	Penalty	0							
Uncapped Value	0	Mobile Home	36,843	32,564	3,582	Exemption	1,000	-83.00						
TIF Project ID	0	Total Value	49,690	41,074	4,518	Total Taxable	3,518	291.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660027620	WOOTEN, CHARLES SIDNEY &	14	49,780	1000	3,386	280.00							
2024	2024-660027620	WOOTEN, CHARLES SIDNEY &	14	43,485	1000	3,259	275.00							
2023	2023-660027620	WOOTEN, CHARLES SIDNEY &	14	39,230	1000	3,135	267.00							
2022	2022-660027620	WOOTEN, CHARLES SIDNEY &	14	36,496	1000	3,015	255.00							
2021	2021-660027620	WOOTEN, CHARLES SIDNEY &	14	35,994	1000	2,959	251.00							
2020	2020-660027620	WOOTEN, CHARLES SIDNEY &	14	36,485	1000	3,013	256.00							
2019	2019-660027620	WOOTEN, CHARLES SIDNEY &	14	36,118	1000	2,973	255.00							
2018	2018-660027620	WOOTEN, CHARLES SIDNEY &	14	39,441	1000	3,339	285.00							
2017	2017-660027620	WOOTEN, CHARLES SIDNEY &	14	38,910	1000	3,281	281.00							
2016	2016-660027620	WOOTEN, CHARLES SIDNEY &	14	63,926	1000	5,970	520.00							
2015	2015-660027620	WOOTEN, CHARLES SIDNEY &	14	63,429	1000	5,767	497.00							
2014	2014-660027620	WOOTEN, CHARLES SIDNEY &	14	63,336	1000	5,569	496.00							
2013	2013-660027620	WOOTEN, CHARLES SIDNEY &	14	57,979	1000	5,378	477.00							



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Lot Data	
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	
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	/

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	+ 0
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	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	1,881
Site Improvements	10,966
Total Value	12,847 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	8x10x6	Base	Composition Shingle	80
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ 0% Func)	RCNLD
	Base Cost (28.43 x 80)		2,274		2,274	2,274
	BNGP	Barn - General Purpose	20x15x6	Dirt	Galvanized Metal	300
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (19.01 x 300)		5,703		5,703	2,794 2,909
	SHDS	Shed - Small	30x16x8	Base	Composition Shingle	480
	Qual	3.5	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (20.01 x 480)		9,605		9,605	5,667 3,938
	CPAT	Carport - Attached	24x22x6	Dirt	Formed Metal	528
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (6.43 x 528)		3,395		3,395	2,343 1,052
	BNGP	Barn - General Purpose	20x16x8	Dirt	Galvanized Metal	320
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (21.30 x 320)		6,816		6,816	3,749 3,067



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Lot Data	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



Residential Data	
Type	6 Mobile Home 68 x 28
Condition	3 - Average
Quality	3 - Average
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	1,904 / 1,904
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1995 / 23

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	32.53	Total Misc Impr	+ 4,380
Roofing Adj	+ 2.46	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 85,681
Heat/Cool Adj	+ 2.23	Depreciation (57%)	- 48,838
Plumbing Adj	+ 5.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 36,843
Adj Base Cost	= 42.70	Lot Value	+
Total Area	x 1,904	Indicated Value	= 36,843
Adjusted Cost	= 81,301	Value Per SqFt	19.35

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	36,843
Lot Value	
Indicated Value	36,843
Agland Value	19.35 Per SqFt
Site Improvements	
Total Value	36,843
	19.35 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	132320	18x14		252	17.38		4,380



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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	1,904	1.000	1,904
2	M	EPKS		10	Screen Porch	252	1.000	252
Total Building Area						1,904		1,904



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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%	NTV PST	60			.739	144	144	106	106
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35			11.262	84	84	946	946
RS	ROUGH STONY LAND	NTV PST	20			17.279	48	48	829	829
NTV PST Totals						29.280			1,881	1,881
Total Agland						29.280			1,881	1,881