



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 660029875 Parcel ID 24N17E-34-2-00000-000-0000 Cadastral ID 34-24-17-01000 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 344157 CRUSE, TANNER & BETHANY 6481 S 4220 RD CHELSEA OK 74016-0000 Parcel Location Situs 06481 S 4220 RD Subdivision Lot/Block / Parcel Size 3.5 - Acres Sec/Twn/Rng 34 / 24 / 17 / 2 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>\\tsclient\Z\BUFFY\BUFFY NEW CONST\08162021\IMG_0005.JPG 8/16/2021</p>				
Legal Description Lat/Long: 36.51784338 -95.48825245									
TR IN S2 SW NW BEG SW/C E 750', N 210', W 750', S 210' TO POB					Building Permits				
					Number	Description	Opened	Closed	Amount
					R21	R22- RMA	05/2021	08/2021	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	BYRD, JAMES	04/22/2024	255,000	YES
					/	SHINN PROPERTIES LLC	06/22/2021	197,000	YES
					/	SIMS, MICHAEL L &	08/05/2020	33,000	10
					2185/272	BANK OF COMMERCE	07/26/2011	37,000	3
					2161/242	ELLIS, ROBBIE D	03/09/2011	0	10
					885/422	MITCHELL, TOMMY &	06/29/1992	1,500	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax
Remove Cap	2025	Land Value	61,271	61,271	11%	6,740	Assessed	23,090	1,910.70
Year Frozen	0	Improvements	148,636	148,636		16,350	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	209,907	209,907		23,090	Total Taxable	23,090	1,911.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660029875	CRUSE, TANNER & BETHANY			14	255,000	0	28,050	2,321.00
2024	2024-660029875	CRUSE, TANNER & BETHANY			14	275,317	0	22,754	1,920.00
2023	2023-660029875	BYRD, JAMES			14	197,000	0	21,670	1,847.00
2022	2022-660029875	BYRD, JAMES			14	196,791	0	21,647	1,832.00
2021	2021-660029875	BYRD, JAMES			14	65,421	0	7,197	610.00
2020	2020-660029875	SHINN PROPERTIES LLC			14	64,873	0	7,032	596.00
2019	2019-660029875	SIMS, MICHAEL L &			14	60,885	0	6,697	575.00
2018	2018-660029875	SIMS, MICHAEL L &			14	65,393	0	7,193	614.00
2017	2017-660029875	SIMS, MICHAEL L &			14	64,941	0	7,143	613.00
2016	2016-660029875	SIMS, MICHAEL L &			14	62,610	1000	5,887	513.00
2015	2015-660029875	SIMS, MICHAEL L &			14	62,750	1000	5,831	502.00
2014	2014-660029875	SIMS, MICHAEL L &			14	61,081	1000	5,633	502.00
2013	2013-660029875	SIMS, MICHAEL L &			14	58,635	1000	5,440	483.00



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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	3.5	
Non-Ag Acres	3.929	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	171,146.00 x .25 = 43,067	
Factor Value		
Adjustments	1.4227	
Lot Value	61,271	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,479 / 1,479
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1996 / 11



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	116,354	78.67	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	82.89	Total Misc Impr	+	0	
Roofing Adj	+ 4.38	Garage Cost	+		
Subfloor Adj	+ 2.17	Total RCN	=	159,599	
Heat/Cool Adj	+ 10.09	Depreciation (14%)	-	22,344	
Plumbing Adj	+ 8.38	Lump Sums	+	11,150	
Basement Adj	+ 0.00	RCNLD	=	148,405	
Adj Base Cost	= 107.91	Lot Value	+	61,271	
Total Area	x 1,479	Indicated Value	=	209,676	
Adjusted Cost	= 159,599	Value Per SqFt		141.77	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	148,405		
Lot Value	61,271		
Indicated Value	209,676	141.77	Per SqFt
Agland Value			
Site Improvements	231		
Total Value	209,907	141.92	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	151404	200		200	19.27		3,854
WODO	Wood Deck - Open	151405	208		208	18.91		3,933
WODC	Wood Deck - Covered	151406	13x6		78	43.12		3,363



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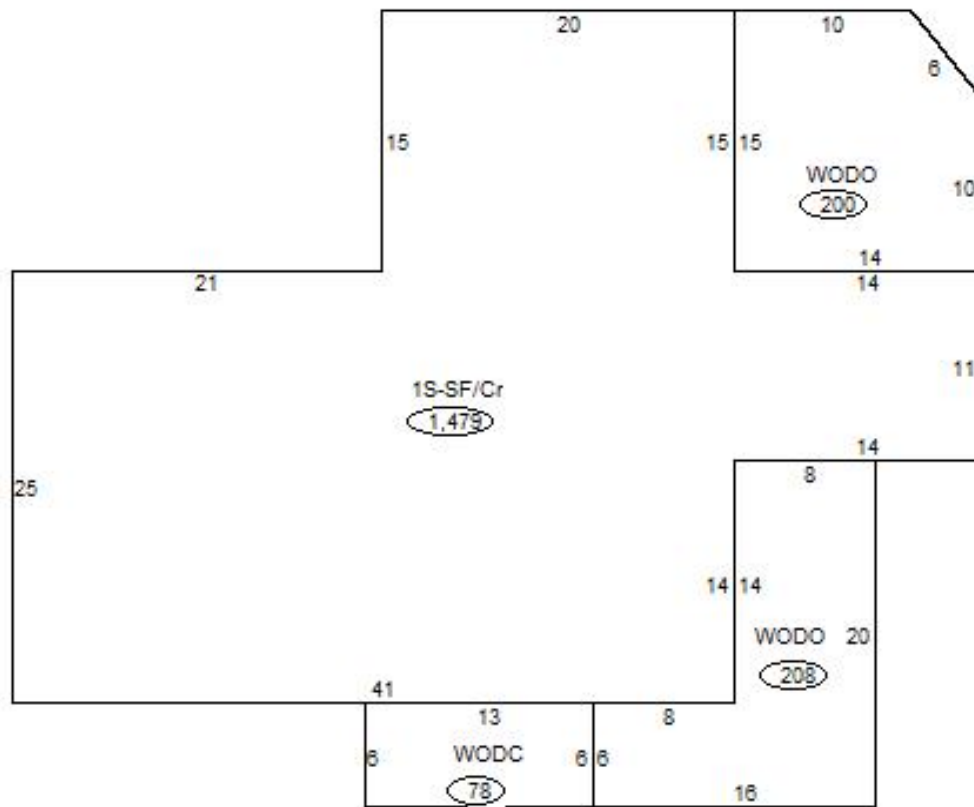
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Sketch Image

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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	1S-SF/Cr	1,479	1.000	1,479
2	M	WODO		13	WODO	200	1.000	200
3	M	WODO		13	WODO	208	1.000	208
4	M	WODC		13	WODC	78	1.000	78
Total Building Area						1,479		1,479



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	16x16x8	Dirt	Galvanized Metal	256
	Qual 2	Cond 1	Year 2000	Eff Age 36		
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (4.51 x 256)		1,155		1,155	924	231