



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 660030839 Parcel ID 23N17E-35-2-00000-000-0000 Cadastral ID 35-23-17-00800 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 317579 WEBSTER, CHARLES DERIK & TINA ANN 20300 E HWY 28A CHELSEA OK 74016-0000 Parcel Location Situs 20300 E HWY 28A Subdivision Lot/Block / Parcel Size 26 - Acres Sec/Twn/Rng 35 / 23 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS			\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0099.JPG 12/28/2020																									
Legal Description Lat/Long: 36.43593886 -95.46556391 NW NE NW & W 198' OF E2 NE NW & SW NE NW.	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																				
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H	Homestead	Yes	1,000	1,000																								
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2528/246	HONEYCUTT, JUNIOR H	11/25/2015	215,000	YES																								

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax	
Remove Cap	2016	Land Value	4,010	4,010	11%	441	Assessed	16,759	1,604.51
Year Frozen	0	Improvements	165,699	148,342		16,318	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00
TIF Project ID	0	Total Value	169,709	152,352		16,759	Total Taxable	15,759	1,522.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660030839	WEBSTER, CHARLES DERIK &	71	165,429	1000	15,271	1,475.00	
2024	2024-660030839	WEBSTER, CHARLES DERIK &	71	165,218	1000	14,797	1,457.00	
2023	2023-660030839	WEBSTER, CHARLES DERIK &	71	139,425	1000	14,337	1,427.00	
2022	2022-660030839	WEBSTER, CHARLES DERIK &	71	137,025	1000	14,073	1,409.00	
2021	2021-660030839	WEBSTER, CHARLES DERIK &	71	135,572	1000	13,913	1,404.00	
2020	2020-660030839	WEBSTER, CHARLES DERIK &	71	136,786	1000	13,982	1,426.00	
2019	2019-660030839	WEBSTER, CHARLES DERIK &	71	132,237	1000	13,546	1,404.00	
2018	2018-660030839	WEBSTER, CHARLES DERIK &	71	138,725	1000	14,259	1,463.00	
2017	2017-660030839	WEBSTER, CHARLES DERIK &	71	137,277	1000	14,100	1,461.00	
2016	2016-660030839	WEBSTER, CHARLES DERIK &	71	134,100	1000	13,751	1,447.00	
2015	2015-660030839	HONEYCUTT, JUNIOR H	71	129,380	10956		183.00	
2014	2014-660030839	HONEYCUTT, JUNIOR H	71	133,920	10636		180.00	
2013	2013-660030839	HONEYCUTT, JUNIOR H	71	126,010	10327		164.00	



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Units Buildable - FOYIL SEQUOYAH AREA (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	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,614 / 2,614
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,614
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1972 / 41

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	94.40	Total Misc Impr	+ 11,042
Roofing Adj	+ 3.65	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 303,653
Heat/Cool Adj	+ 10.30	Depreciation (51%)	- 154,863
Plumbing Adj	+ 3.59	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 148,790
Adj Base Cost	= 111.94	Lot Value	+
Total Area	x 2,614	Indicated Value	= 148,790
Adjusted Cost	= 292,611	Value Per SqFt	56.92

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	148,790
Lot Value	
Indicated Value	148,790
Agland Value	4,010
Site Improvements	16,909
Total Value	169,709
	56.92 Per SqFt
	64.92 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PATO	SLAB PORCH - OPEN	73077		386	386	7.71		2,976
PRCH	SLAB PORCH - COVERED	73078	28x6		168	20.77		3,489
SHLT	STORM SHELTER			1 2021	1	0.00		



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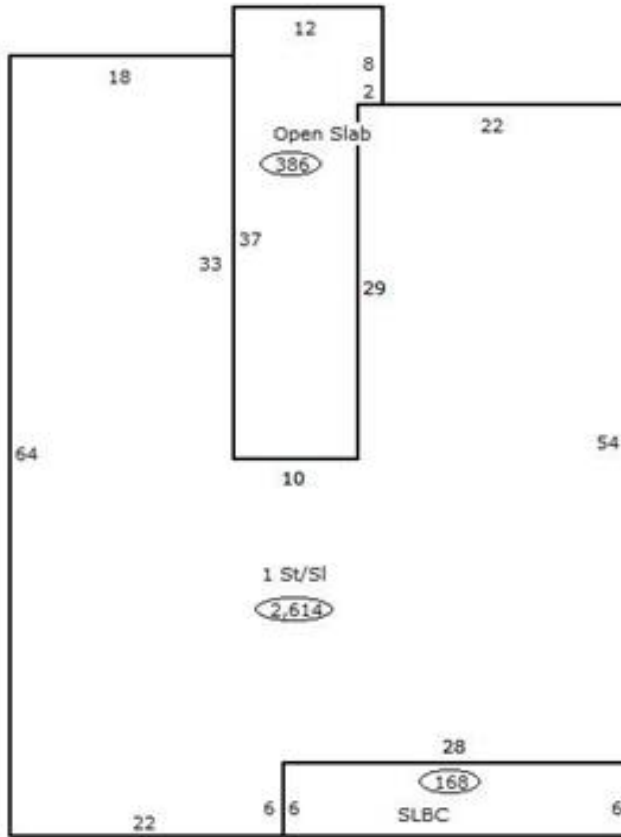
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,614	1.000	2,614
2	M	PATO		13	Open Slab	386	1.000	386
3	M	PRCH		13	SLBC	168	1.000	168
Total Building Area						2,614		2,614



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x30x8	Plank	Formed Metal	300
	Qual	3	Cond 3	Year 2018	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
	Base Cost (21.03 x 300)	6,309		6,309	1,767	4,542
	PCPT	Carport - Portable	18x20x8	Dirt	Formed Metal	360
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.67 x 360)	1,681		1,681	1,681	
	SHDS	Shed - Small	8x8x8	Plank	Formed Metal	64
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (26.90 x 64)	1,722		1,722	1,722	
	BNGP	Barn - General Purpose	20x40x10	Dirt	Formed Metal	800
	Qual	3	Cond 3	Year 2005	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (22.54 x 800)	18,032		18,032	6,672	11,360
	PCPT	Carport - Portable	12x20x8	Dirt	Formed Metal	240
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.61 x 240)	1,106		1,106	1,106	
	LOAF	LOAFING SHED	18x20x8	Dirt	Formed Metal	360
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 360)	2,455		2,455	1,448	1,007



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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
BDC2	BATES-DENNIS SOILS 3-5% S	TMBR	59		0	1.000	106	106	106	106
VD	VERDIGRIS SILT LOAM	TMBR	95		0	3.000	171	171	513	513
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47		0	3.000	85	85	254	254
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47		0	5.000	85	85	423	423
TMBR Totals						12.000			1,296	1,296
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80		0	4.000	192	192	768	768
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80		0	5.000	192	192	960	960
LKB	LINKER FINE SANDY LOAM 1-	NTV PST	63		0	2.000	151	151	302	302
VD	VERDIGRIS SILT LOAM	NTV PST	95		0	3.000	228	228	684	684
NTV PST Totals						14.000			2,714	2,714
Total Agland						26.000			4,010	4,010