



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660032124 <b>Parcel ID</b> 23N17E-36-2-00000-000-0000 <b>Cadastral ID</b> 36-23-17-02000 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 71 - CHELSEA RURAL/FOYIL FIRE <b>Name ID</b> 270446 RATLEY, PAUL J & JEAN A  21450 E HWY 28A CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 21450 E HWY 28A <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 36 / 23 / 17 / 2 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0043 (2).JPG 12/28/2020</p>																																																	
<b>Legal Description</b> Lat/Long: 36.43682714 -95.44512748																																																						
E2 NE NE NW					<b>Building Permits</b> <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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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
H	Homestead	Yes	1,000	1,000	1155/47	NICHOLSON, DAVID C	02/05/1999	0	No																																													
					817/556			42,000	No																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>95.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2000</td> <td>Land Value 74,540</td> <td>47,332</td> <td>11%</td> <td>5,207</td> <td>Assessed</td> <td>5,350</td> <td>512.21</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 17,691</td> <td>1,300</td> <td> </td> <td>143</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-83.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 92,231</td> <td>48,632</td> <td> </td> <td>5,350</td> <td>Total Taxable</td> <td>4,350</td> <td>429.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax	Remove Cap	2000	Land Value 74,540	47,332	11%	5,207	Assessed	5,350	512.21	Year Frozen	0	Improvements 17,691	1,300		143	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-83.00	TIF Project ID	0	Total Value 92,231	48,632		5,350	Total Taxable	4,350	429.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660032124	RATLEY, PAUL J & JEAN A	71	92,983	0	5,194	497.00																																															
2024	2024-660032124	RATLEY, PAUL J & JEAN A	71	82,399	0	4,946	482.00																																															
2023	2023-660032124	RATLEY, PAUL J & JEAN A	71	51,417	0	4,711	465.00																																															
2022	2022-660032124	RATLEY, PAUL J & JEAN A	71	51,882	0	4,487	445.00																																															
2021	2021-660032124	RATLEY, PAUL J & JEAN A	71	49,889	0	4,273	426.00																																															
2020	2020-660032124	RATLEY, PAUL J & JEAN A	71	40,445	0	4,069	410.00																																															
2019	2019-660032124	RATLEY, PAUL J & JEAN A	71	35,236	0	3,876	397.00																																															
2018	2018-660032124	RATLEY, PAUL J & JEAN A	71	35,445	0	3,899	396.00																																															
2017	2017-660032124	RATLEY, PAUL J & JEAN A	71	35,303	0	3,884	398.00																																															
2016	2016-660032124	RATLEY, PAUL J & JEAN A	71	35,512	0	3,907	406.00																																															
2015	2015-660032124	RATLEY, PAUL J & JEAN A	71	35,441	0	3,784	389.00																																															
2014	2014-660032124	RATLEY, PAUL J & JEAN A	71	32,762	0	3,604	382.00																																															
2013	2013-660032124	RATLEY, PAUL J & JEAN A	71	32,762	0	3,604	377.00																																															



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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size			
Lot Count			
Units Buildable	5		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	211,038.00 x .35 = 74,540		
Factor Value			
Adjustments	1.0000		
Lot Value	74,540		



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**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	

**Value Reconciliation**

Selected Approach	Cost Approach
Improvements	
Lot Value	74,540
Indicated Value	74,540 0.00 Per SqFt
Agland Value	
Site Improvements	17,691
Total Value	92,231 0.00 Total Value Per SqFt

**Cost Approach** Manual : 01/2025

Base Cost	0.00	Total Misc Impr	+	0
Roofing Adj	+ 0.00	Garage Cost	+	
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	=	
Adj Base Cost	= 0.00	Lot Value	+	74,540
Total Area	x	Indicated Value	=	74,540
Adjusted Cost	= 0	Value Per SqFt		0.00

**Miscellaneous Improvements**

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER IN SW BACK YARD			2025	1	0.00		



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNT0	Lean To - Attached	12x20x8	Gravel	Formed Metal	240
	Qual 3	Cond 3	Year 2021	Eff Age 4		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (9.85 x 240)		2,364		2,364	591	1,773
	WODC	Wood Deck - Covered	10x10x8	Plank	Formed Metal	100
	Qual 3	Cond 3	Year 2021	Eff Age 4		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (21% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (45.03 x 100)		4,503		4,503	946	3,557
	SHDS	Shed - Small	12x12x8	Dirt	Formed Metal	144
	Qual 2	Cond 3	Year 2012	Eff Age 11		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (44% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (14.72 x 144)		2,120		2,120	933	1,187
	BNGP	Barn - General Purpose	20x30x8	Dirt	Formed Metal	600
	Qual 3	Cond 3	Year 2012	Eff Age 11		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (22% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (21.86 x 600)		13,116		13,116	2,886	10,230
	LNT0	LEAN-TO	12x12x8	Plank	Composition Roll	144
	Qual 2	Cond 3	Year 2012	Eff Age 11		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (13.12 x 144)		1,889		1,889	945	944