



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 660055760 Parcel ID 23N17E-27-3-00000-000-0000 Cadastral ID 27-23-17-01810 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 237714 CZAPANSKY, DENNIS W & CANDI 19141 E HWY 28-A CLAREMORE OK 74017-0000 Parcel Location Situs 19141 E HWY 28A Subdivision Lot/Block / Parcel Size 2 - Acres Sec/Twn/Rng 27 / 23 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-10-13\IMG_010! 10/20/2020</p>																																																	
Legal Description Lat/Long: 36.43804298 -95.48565978																																																						
S 212', E 412' SE SW SW					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					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					932/633	FAK, J W	10/18/1993	8,000	No																																													
Parcel Valuation					<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>0</td> <td>Land Value 43,277</td> <td>31,288</td> <td>11%</td> <td>3,442</td> <td>Assessed</td> <td>6,545</td> <td>626.62</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 17,757</td> <td>15,965</td> <td> </td> <td>1,756</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 12,249</td> <td>12,249</td> <td> </td> <td>1,347</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 73,283</td> <td>59,502</td> <td> </td> <td>6,545</td> <td>Total Taxable</td> <td>6,545</td> <td>627.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax	Remove Cap	0	Land Value 43,277	31,288	11%	3,442	Assessed	6,545	626.62	Year Frozen	0	Improvements 17,757	15,965		1,756	Penalty	0		Uncapped Value	0	Mobile Home 12,249	12,249		1,347	Exemption	0	0.00	TIF Project ID	0	Total Value 73,283	59,502		6,545	Total Taxable	6,545	627.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660055760	CZAPANSKY, DENNIS W &	71	71,215	0	6,233	597.00																																															
2024	2024-660055760	CZAPANSKY, DENNIS W &	71	82,403	0	5,937	579.00																																															
2023	2023-660055760	CZAPANSKY, DENNIS W &	71	67,898	0	5,654	558.00																																															
2022	2022-660055760	CZAPANSKY, DENNIS W &	71	66,279	0	5,385	534.00																																															
2021	2021-660055760	CZAPANSKY, DENNIS W &	71	56,115	0	5,128	512.00																																															
2020	2020-660055760	CZAPANSKY, DENNIS W &	71	48,384	0	4,884	492.00																																															
2019	2019-660055760	CZAPANSKY, DENNIS W &	71	42,289	0	4,652	477.00																																															
2018	2018-660055760	CZAPANSKY, DENNIS W &	71	44,958	0	4,946	501.00																																															
2017	2017-660055760	CZAPANSKY, DENNIS W &	71	44,753	0	4,740	485.00																																															
2016	2016-660055760	CZAPANSKY, DENNIS W &	71	50,719	0	4,515	469.00																																															
2015	2015-660055760	CZAPANSKY, DENNIS W &	71	40,528	0	4,300	442.00																																															
2014	2014-660055760	CZAPANSKY, DENNIS W &	71	38,471	0	4,095	434.00																																															
2013	2013-660055760	CZAPANSKY, DENNIS W &	71	37,431	0	3,900	408.00																																															



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Lot Data		Square-Foot - NBHD 4070 #1		Primary Image				
Lot Size				<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-10-13\IMG_010! 10/20/2020</p>				
Lot Count								
Units Buildable	2							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	86,492.00 x .50 = 43,277							
Factor Value								
Adjustments	1.0000							
Lot Value	43,277							
Residential Data				GRM Approach				
Type				GRM Code				
Condition	-			Gross Rent	0.00			
Quality	-			Indicated Value				
Architecture				Multiple Regression				
Style				MRA Code				
Exterior Wall				Adusted R				
Base/Total Area /				Indicated Value				
Style				Direct Comparables				
HVAC				Selection Model	1 Res			
Roof Cover				Adjustment Model	A2 AO Test			
Area on Slab				Comparables				
Fixture/RghIn /				Indicated Value				
Bed/F/H Bath / /				Value Reconciliation				
Basement Area				Selected Approach	Cost Approach			
Garage Type				Improvements				
Remodel				Lot Value	43,277			
Year/Eff Age /				Indicated Value	43,277			
Cost Approach								
Manual : 01/2025								
Base Cost	0.00	Total Misc Impr	+ 0	Agland Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Site Improvements	17,757			
Subfloor Adj	+ 0.00	Total RCN	= 0	Total Value	61,034			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0		0.00 Total Value Per SqFt			
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 43,277					
Total Area	x	Indicated Value	= 43,277					
Adjusted Cost	= 0	Value Per SqFt	0.00					
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
	UTIL	SHOP BUILDING	22x24x8	Concrete	Formed Metal	528
	Qual 3	Cond 3	Year 2016	Eff Age 8		
		Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
		Base Cost (31.86 x 528)	16,822	16,822	2,523	14,299
	CPDT	CARPORT - DETACHED	20x30x0	Concrete	Formed Metal	600
	Qual 3	Cond 3	Year 2016	Eff Age 8		
		Valuation Summary	Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD
		Base Cost (10.11 x 600)	6,066	6,066	2,608	3,458



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

Residential Data	
Type	6 Mobile Home 56 x 16
Condition	2.3 - Fair
Quality	2 - Fair
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Lap
Base/Total Area	896 / 896
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1985 / 38

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	34.93	Total Misc Impr	+ 14,181	Roofing Adj	+ 2.80	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 58,327	Heat/Cool Adj	+ 4.44	Depreciation (79%)	- 46,078
Plumbing Adj	+ 7.10	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 12,249
Adj Base Cost	= 49.27	Lot Value	+ 12,249	Total Area	x 896	Indicated Value	= 12,249
		Value Per SqFt	13.67	Adjusted Cost	= 44,146		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	12,249		
Lot Value			
Indicated Value	12,249	13.67	Per SqFt
Agland Value			
Site Improvements			
Total Value	12,249	13.67	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
EPSW	ENCLOSED PORCH - SOLID WALL	131862	33x12		396	35.81	14,181



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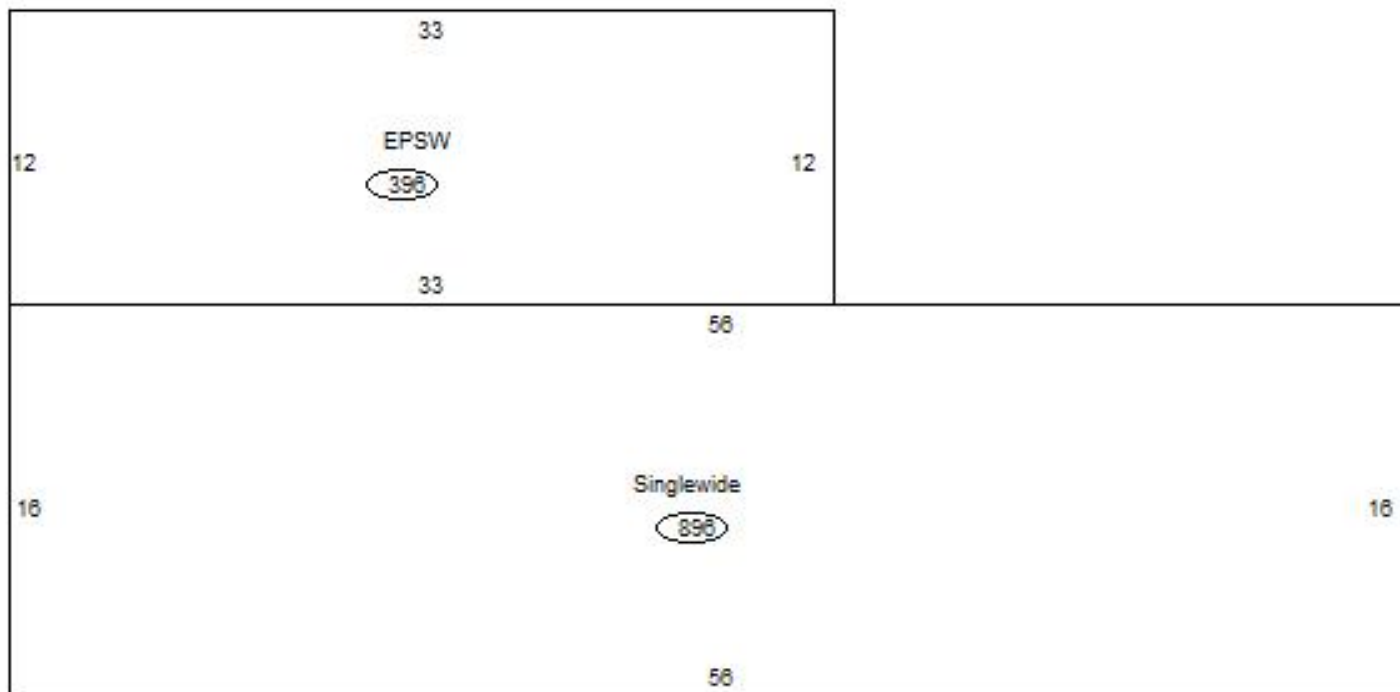
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	896	1.000	896
2	M	EPSW		10	EPSW	396	1.000	396
Total Building Area						896		896