



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	660056038													
Parcel ID	23N17E-26-4-00000-000-0000													
Cadastral ID	26-23-17-01010													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 2												
Tax Area	71 - CHELSEA RURAL/FOYIL FIRE													
Name ID	308736													
RAMSEY, DONALD G M														
11600 S 4240 RD CHELSEA OK 74016-0000														
Parcel Location														
Situs	11600 S 4240 RD													
Subdivision														
Lot/Block	/	Parcel Size	5 - Acres											
Sec/Twn/Rng	26 / 23 / 17 / 4													
Neighborhood	4070 - FOYIL SEQUOYAH AREA													
School District	S003 - CHELSEA SCHOOLS													
Legal Description Lat/Long: 36.44362929 -95.45481870														
E 726', S 300' N2 NE SE														
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														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	2290/749	MILLER, GARY PRESTON	12/07/2012	148,000	YES					
					956/207	SELLER	05/06/1994	0	No					
					924/838	MILLER, PRESTON J	07/20/1993	0	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax						
Remove Cap	2013	Land Value	469	469	11%	52	Assessed	22,183	2,123.80					
Year Frozen	0	Improvements	224,562	201,186		22,131	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00					
TIF Project ID	0	Total Value	225,031	201,655		22,183	Total Taxable	21,183	2,041.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660056038	RAMSEY, DONALD G M	71	199,376	1000	20,536	1,979.00							
2024	2024-660056038	RAMSEY, DONALD G M	71	208,199	1000	19,909	1,956.00							
2023	2023-660056038	RAMSEY, DONALD G M	71	197,563	1000	19,300	1,916.00							
2022	2022-660056038	RAMSEY, DONALD G M	71	192,873	1000	18,709	1,869.00							
2021	2021-660056038	RAMSEY, DONALD G M	71	173,951	1000	18,135	1,825.00							
2020	2020-660056038	RAMSEY, DONALD G M	71	172,197	1000	17,779	1,809.00							
2019	2019-660056038	RAMSEY, DONALD G M	71	165,744	1000	17,232	1,782.00							
2018	2018-660056038	RAMSEY, DONALD G M	71	170,982	1000	17,808	1,823.00							
2017	2017-660056038	RAMSEY, DONALD G M	71	169,362	1000	17,627	1,823.00							
2016	2016-660056038	RAMSEY, DONALD G M	71	164,918	1000	17,085	1,795.00							
2015	2015-660056038	RAMSEY, DONALD G M	71	159,615	1000	16,558	1,719.00							
2014	2014-660056038	RAMSEY, DONALD G M	71	162,877	1000	16,263	1,742.00							
2013	2013-660056038	RAMSEY, DONALD G M	71	152,366	1000	15,761	1,665.00							



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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	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Vinyl
Base/Total Area	2,156 / 2,156
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,156
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1996 / 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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	208,465		
Lot Value			
Indicated Value	208,465	96.69	Per SqFt
Agland Value	469		
Site Improvements	16,097		
Total Value	225,031	104.37	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	100.53	Total Misc Impr	+	20,349
Roofing Adj	+ 4.55	Garage Cost	+	
Subfloor Adj	+ -2.43	Total RCN	=	284,437
Heat/Cool Adj	+ 12.64	Depreciation (28%)	-	79,642
Plumbing Adj	+ 7.20	Lump Sums	+	3,670
Basement Adj	+ 0.00	RCNLD	=	208,465
Adj Base Cost	= 122.49	Lot Value	+	
Total Area	x 2,156	Indicated Value	=	208,465
Adjusted Cost	= 264,088	Value Per SqFt		96.69

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	78580		584	584	25.23		14,734
WODO	WOOD DECK - OPEN	78581	18x12		216	21.24	20%	3,670



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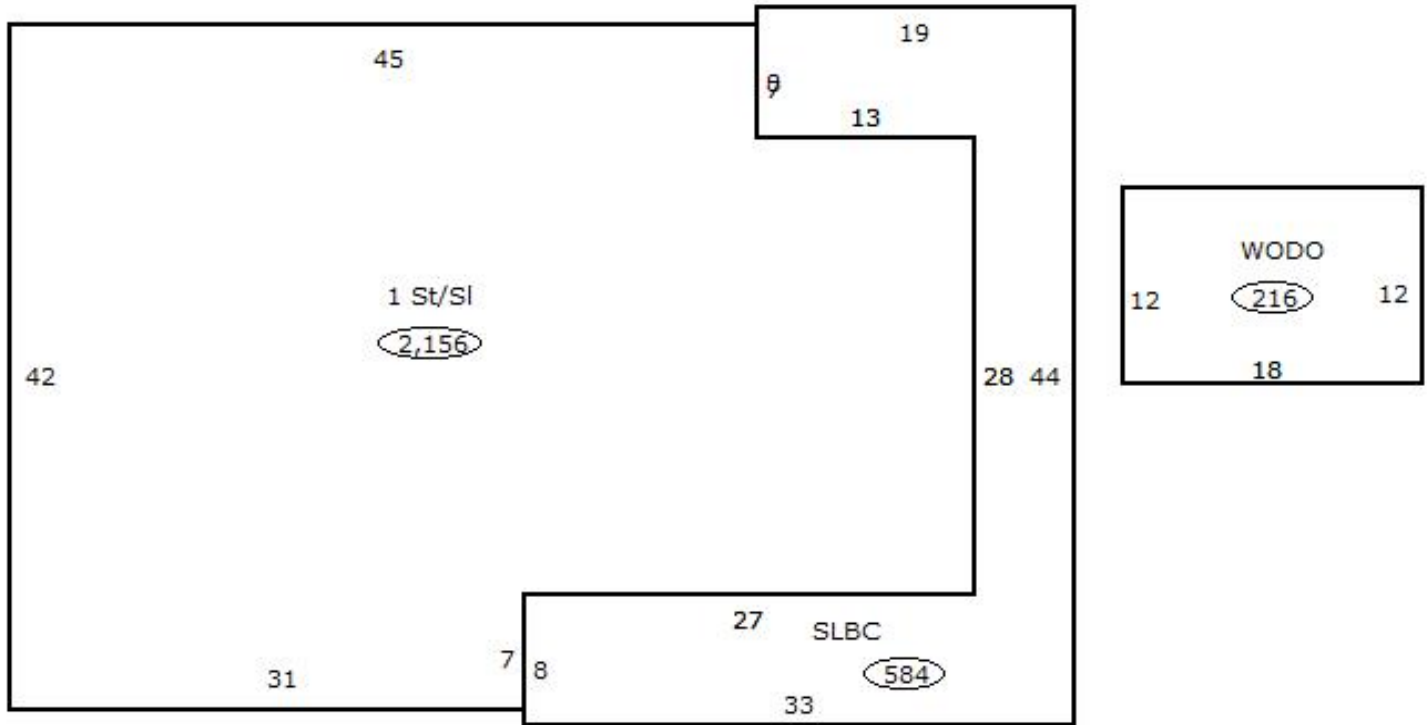
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Sketch Image

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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	2,156	1.000	2,156
2	M	PRCH		13	SLBC	584	1.000	584
3	M	WODO		13	WODO	216	1.000	216
Total Building Area						2,156		2,156



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	18x20x10	Gravel	Formed Metal	360
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
Base Cost (5.02 x 360)		1,807		1,807	1,807	
	CPDT	Carport - Detached	20x24x8	Gravel	Composition Shingle	480
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total		RCN	Depr (52% Phys/ % Func)
Base Cost (5.58 x 480)		2,678		2,678	1,393	1,285
	UTIL	SHOP BUILDING	36x26x12	Concrete	Formed Metal	936
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total		RCN	Depr (49% Phys/ % Func)
Base Cost (31.03 x 936)		29,044		29,044	14,232	14,812



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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
HC	HECTOR STONY SANDY LOAM	IMP PST	20		0	.500	56	56	28	28
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35		0	4.500	98	98	441	441
IMP PST Totals						5.000			469	469
Total Agland						5.000			469	469