



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	660057826													
Parcel ID	23N17E-01-1-00000-000-0000													
Cadastral ID	01-23-17-00220													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 2												
Tax Area	71 - CHELSEA RURAL/FOYIL FIRE													
Name ID	964													
PARKS, BRUCE A														
7454 S HWY 28 CHELSEA OK 74016-0000														
Parcel Location														
Situs	07454 S HWY 28													
Subdivision														
Lot/Block	/	Parcel Size	29.14 - Acres											
Sec/Twn/Rng	1 / 23 / 17 / 1													
Neighborhood	4050 - CHELSEA FOYIL RURAL													
School District	S003 - CHELSEA SCHOOLS													
Legal Description Lat/Long: 36.50386366 -95.43900117														
SE SW NE & S2 SE NE LESS .86 AC TO HWY.														
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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					962/259	GRIGG, DENNY &	07/11/1994	24,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax						
Remove Cap	0	Land Value	6,159	6,159	11%	677	Assessed	47,295	4,528.02					
Year Frozen	0	Improvements	597,369	423,799		46,618	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00					
TIF Project ID	0	Total Value	603,528	429,958		47,295	Total Taxable	46,295	4,445.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660057826	PARKS, BRUCE A	71	417,435	1000	44,918	4,313.00							
2024	2024-660057826	PARKS, BRUCE A	71	502,108	1000	46,652	4,566.00							
2023	2023-660057826	PARKS, BRUCE A	71	420,595	1000	45,265	4,477.00							
2022	2022-660057826	PARKS, BRUCE A	71	419,417	1000	45,135	4,488.00							
2021	2021-660057826	PARKS, BRUCE A	71	421,416	1000	45,355	4,542.00							
2020	2020-660057826	PARKS, BRUCE A	71	442,961	1000	46,885	4,743.00							
2019	2019-660057826	PARKS, BRUCE A	71	422,645	1000	45,490	4,677.00							
2018	2018-660057826	PARKS, BRUCE A	71	441,263	1000	47,539	4,840.00							
2017	2017-660057826	PARKS, BRUCE A	71	432,004	1000	46,520	4,783.00							
2016	2016-660057826	PARKS, BRUCE A	71	317,230	1000	32,206	3,369.00							
2015	2015-660057826	PARKS, BRUCE A	71	308,606	1000	31,239	3,229.00							
2014	2014-660057826	PARKS, BRUCE A	71	314,734	1000	30,300	3,230.00							
2013	2013-660057826	PARKS, BRUCE A	71	298,404	1000	29,389	3,091.00							



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Lot Data	
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	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Siding, Vinyl 10% Veneer, Masonry
Base/Total Area	2,023 / 3,159
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,023
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	780 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20

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	90.92	Total Misc Impr	+	48,593
Roofing Adj	+ 4.33	Garage Cost	+	34,719
Subfloor Adj	+ -2.97	Total RCN	=	450,009
Heat/Cool Adj	+ 15.98	Depreciation (23%)	-	103,502
Plumbing Adj	+ 7.81	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	346,507
Adj Base Cost	= 116.08	Lot Value	+	
Total Area	x 3,159	Indicated Value	=	346,507
Adjusted Cost	= 366,697	Value Per SqFt		109.69

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	346,507		
Lot Value			
Indicated Value	346,507	109.69	Per SqFt
Agland Value	6,159		
Site Improvements	250,862		
Total Value	603,528	191.05	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	79224	62x6		372	31.08		11,562
EPSW	ENCLOSED PORCH - SOLID WALL	79225	457		457	81.03		37,031



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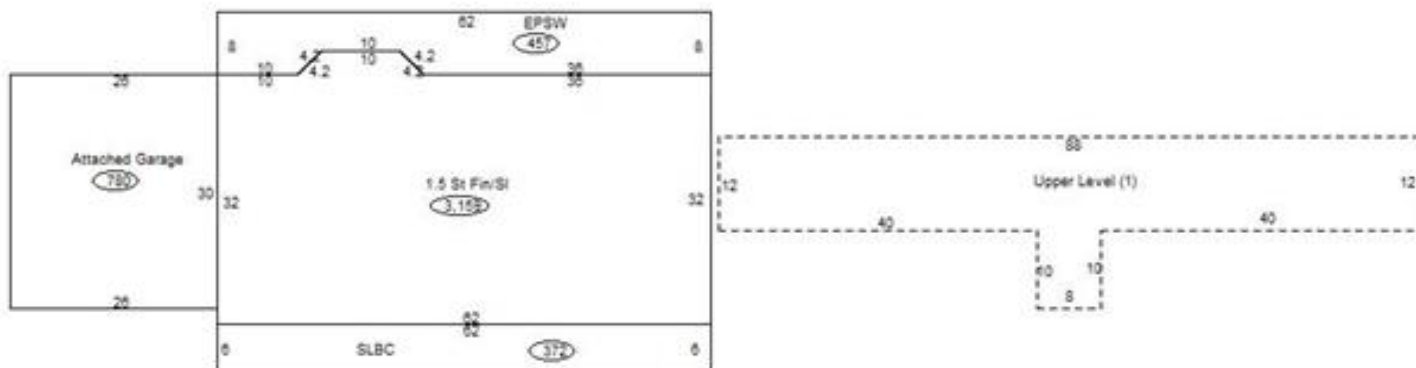
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5 St Fin/SI	2,023	1.562	3,159
2	G	1		20	Attached Garage	780	1.000	780
3	M	PRCH		20	SLBC	372	1.000	372
4	M	EPSW		20	EPSW	457	1.000	457
5	U	^UL		20	Upper Level (1)	1,136	1.000	1,136
Total Building Area						2,023		3,159



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	Carport Dirt	18x35x12	Dirt		630
	Qual 3	Cond 3	Year 2020	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (3.50 x 630)		2,205		2,205	2,205
	LNT0	LEAN-TO	12x20x8	Dirt	Formed Metal	240
	Qual 3	Cond 3	Year 2015	Eff Age	8	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ 0% Func)	RCNLD
	Base Cost (9.55 x 240)		2,292		573	1,719
	SHDS	SHED	12x20x8	Plank	Composition Shingle	240
	Qual 2	Cond 3	Year 3	Eff Age	1517	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ 0% Func)	RCNLD
	Base Cost (18.61 x 240)		4,466		4,466	
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	BARN	BARN	16x18x10	Gravel		288
	Qual 3	Cond 3	Year 0	Eff Age	0	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ 0% Func)	RCNLD
	Base Cost (10.48 x 288)		3,018		755	2,263
	UTIL	SHOP BUILDING	0x0x0			12,016
	Qual 4	Cond 3	Year 0	Eff Age	0	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ 0% Func)	RCNLD
	Base Cost (27.15 x 12,016)		326,234		81,559	244,675



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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
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	2.000	192	192	384	384
NTV PST Totals						2.000			384	384
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76		0	27.140	213	213	5,775	5,775
IMP PST Totals						27.140			5,775	5,775
Total Agland						29.140			6,159	6,159