



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	660064530				<p>660064530_001.JPG 1/29/2025</p>				
Parcel ID	23N17E-35-3-00000-000-0000								
Cadastral ID	35-23-17-04270								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 2							
Tax Area	71 - CHELSEA RURAL/FOYIL FIRE								
Name ID	305209								
BARNES, JOE R &									
DANIELLE N 20228 E 407 PL CHELSEA OK 74016-0000									
Parcel Location									
Situs	20228 E 407 PL								
Subdivision									
Lot/Block	/	Parcel Size	1.66 - Acres						
Sec/Twn/Rng	35 / 23 / 17 / 3								
Neighborhood	4070 - FOYIL SEQUOYAH AREA								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.42545771 -95.46742028									
E 247.50' S 220' NE SW SW & .41 AC TR M/L DESC AS: COMM NW/C SW; S01 -49-15E 1317.08 TO NE'C SW SW; S01-43-48E ALG E/L 367.16' TO POB; S01-43-48E 73.43'; S88-44-26W 246.82'; N01-44-48W 73.41'; N88-44- 09E 246.84' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R16	R16-RMA ON MH PER REVAL	07/2012	06/2015						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1752/163	BARNES, BOB & BARBARA	07/23/2005	5,000	9					
1034/559	HOUSEWRIGHT, ALBERTA	08/05/1996	0	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax	
Remove Cap	0	Land Value	36,998	24,996	11%	2,750	Assessed	8,386 802.88	
Year Frozen	0	Improvements	36,840	14,361		1,579	Penalty	0	
Uncapped Value	0	Mobile Home	36,883	36,883		4,057	Exemption	1,000 -83.00	
TIF Project ID	0	Total Value	110,721	76,240		8,386	Total Taxable	7,386 720.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660064530	BARNES, JOE R &	71	107,659	1000	7,141	697.00		
2024	2024-660064530	BARNES, JOE R &	71	110,189	1000	6,905	687.00		
2023	2023-660064530	BARNES, JOE R &	71	90,225	1000	6,675	672.00		
2022	2022-660064530	BARNES, JOE R &	71	83,867	1000	6,452	654.00		
2021	2021-660064530	BARNES, JOE R &	71	86,832	1000	6,234	637.00		
2020	2020-660064530	BARNES, JOE R &	71	68,589	1000	6,024	623.00		
2019	2019-660064530	BARNES, JOE R &	71	61,994	1000	5,820	613.00		
2018	2018-660064530	BARNES, JOE R &	71	65,630	1000	5,734	598.00		
2017	2017-660064530	BARNES, JOE R &	71	65,179	1000	5,537	584.00		
2016	2016-660064530	BARNES, JOE R &	71	61,920	1000	5,348	573.00		
2015	2015-660064530	BARNES, JOE R &	71	60,856	1000	5,162	548.00		
2014	2014-660064530	BARNES, JOE R &	71	54,390	1000	4,983	545.00		
2013	2013-660064530	BARNES, JOE R &	71	54,390	1000	4,983	537.00		




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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size Lot Count Units Buildable 1.66 Non-Ag Acres 1.6652 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value 72,537.00 x .51 = 36,998 Factor Value Adjustments Lot Value 36,998		 <p>660064530_002.JPG 1/29/2025</p>

Residential Data	
Type	6 Mobile Home 68 x 28
Condition	2 - Fair
Quality	3.5 - Average
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Rustic Log
Base/Total Area	1,904 / 1,904
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2000 / 26

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	37.26	Total Misc Impr	+	0			
Roofing Adj	+ 3.00	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	94,572			
Heat/Cool Adj	+ 2.72	Depreciation (61%)	-	57,689			
Plumbing Adj	+ 6.69	Lump Sums	+	21,807			
Basement Adj	+ 0.00	RCNLD	=	58,690			
Adj Base Cost	= 49.67	Lot Value	+	36,998			
Total Area	x 1,904	Indicated Value	=	95,688			
Adjusted Cost	= 94,572	Value Per SqFt		50.26			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	58,690		
Lot Value	36,998		
Indicated Value	95,688	50.26	Per SqFt
Agland Value			
Site Improvements			
Total Value	95,688	50.26	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	148720	20x10		200	43.44		8,688
WODC	WOOD DECK - COVERED	148721	20x10		200	43.44		8,688
WODC	Wood Deck - Covered	170404	10x8		80	55.39		4,431



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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	14		13	Doublewide	1,904	1.000	1,904
2	M	WODC		13	WODC	200	1.000	200
3	M	WODC		13	WODC	200	1.000	200
4	M	WODC		13	WODC	80	1.000	80
Total Building Area						1,904		1,904



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Lot Data		Primary Image	
Lot Size	-		
Lot Count	-		
Units Buildable	-		
Non-Ag Acres	0		
Topography	-		
Street Access	-		
Utilities	-		
Amenities	LAND QUALITY		
	0		
	0		
Method	-	\\tsclient\C\TOMS PC PICS\2017-01-05 01-05-2017\01-05-2017 04 1/11/2017	
Base Lot Value	-	GRM Approach	
Factor Value	-	GRM Code	
Adjustments	-	Gross Rent 0.00	
Lot Value	-	Indicated Value	
Residential Data		Multiple Regression	
Type	-	MRA Code	
Condition	-	Adusted R	
Quality	-	Indicated Value	
Architecture	-	Direct Comparables	
Style	-	Selection Model 1 Res	
Exterior Wall	-	Adjustment Model A2 AO Test	
Base/Total Area /	-	Comparables	
Style	-	Indicated Value	
HVAC	-	Value Reconciliation	
Roof Cover	-	Selected Approach Cost Approach	
Area on Slab	-	Improvements	
Fixture/RghIn /	-	Lot Value	
Bed/F/H Bath / /	-	Indicated Value 0.00 Per SqFt	
Basement Area	-	Agland Value	
Garage Type	-	Site Improvements 15,033	
Remodel	-	Total Value 15,033 0.00 Total Value Per SqFt	
Year/Eff Age /	-		
Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
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	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
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	30x18x10	Concrete	Formed Metal	540
	Qual 3	Cond 3	Year 2014	Eff Age 9		
		Valuation Summary	Modifier Total	RCN	Depr (17% Phys/ % Func)	RCNLD
		Base Cost (33.54 x 540)	18,112	18,112	3,079	15,033