



# 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	660073319													
Parcel ID	24N16E-23-4-00000-000-0000													
Cadastral ID	23-24-16-00210													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	14 - CHELSEA RURAL													
Name ID	326755													
HIGEONS, SCOTT LEON														
14883 E 330 RD CHELSEA OK 74016-0000														
Parcel Location														
Situs	14883 E 330 RD													
Subdivision														
Lot/Block	/	Parcel Size	10 - Acres											
Sec/Twn/Rng	23 / 24 / 16 / 4													
Neighborhood	4050 - CHELSEA FOYIL RURAL													
School District	S003 - CHELSEA SCHOOLS													
Legal Description Lat/Long: 36.54040227 -95.56231013														
SE SE 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 colspan="5"> </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					
					/	HIGEONS, SCOTT LEON &	01/25/2019	0	4					
					2025/160	TAYLOR, BRYAN K	05/04/2009	249,000	YES					
					1303/466	ROBERTS, JIMMY D TRUST	07/12/2001	24,000	YES					
					1222/670	ROBERTS, JIMMY D &	03/06/2000	6	No					
					1171/743	BOYD, GARLAND G JR &	05/17/1999	20,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax						
Remove Cap	2010	Land Value	1,608	1,608	11%	Assessed	3,401	281.43						
Year Frozen	0	Improvements	68,441	29,308		Penalty	0							
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-82.00						
TIF Project ID	0	Total Value	70,049	30,916	3,401	Total Taxable	2,401	199.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660073319	HIGEONS, SCOTT LEON	14	66,119	1000	2,302	190.00							
2024	2024-660073319	HIGEONS, SCOTT LEON	14	34,135	1000	2,206	186.00							
2023	2023-660073319	HIGEONS, SCOTT LEON	14	28,846	1000	2,112	180.00							
2022	2022-660073319	HIGEONS, JOANNE KATHLEEN	14	27,470	1000	2,022	171.00							
2021	2021-660073319	HIGEONS, JOANNE KATHLEEN	14	27,470	1000	2,022	171.00							
2020	2020-660073319	HIGEONS, JOANNE KATHLEEN	14	223,234	1000	23,556	1,998.00							
2019	2019-660073319	HIGEONS, JOANNE KATHLEEN	14	216,861	1000	22,855	1,963.00							
2018	2018-660073319	HIGEONS, SCOTT LEON &	14	223,563	1000	23,592	2,015.00							
2017	2017-660073319	HIGEONS, SCOTT LEON &	14	221,196	1000	22,946	1,968.00							
2016	2016-660073319	HIGEONS, SCOTT LEON &	14	212,957	1000	22,248	1,939.00							
2015	2015-660073319	HIGEONS, SCOTT LEON &	14	205,191	1000	21,571	1,858.00							
2014	2014-660073319	HIGEONS, SCOTT LEON &	14	207,273	1000	20,995	1,870.00							
2013	2013-660073319	HIGEONS, SCOTT LEON &	14	194,133	1000	20,355	1,806.00							



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<b>Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE)</b>	
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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<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,840 / 2,662
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,840
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2007 / 14

<b>GRM Approach</b>	
GRM Code	
Gross Rent	0.00
Indicated Value	

<b>Multiple Regression</b>	
MRA Code	
Adjusted R	
Indicated Value	

<b>Direct Comparables</b>	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	85.22	Total Misc Impr	+ 32,550
Roofing Adj	+ 3.02	Garage Cost	+
Subfloor Adj	+ -1.46	Total RCN	= 311,741
Heat/Cool Adj	+ 12.39	Depreciation ( 100%)	- 311,741
Plumbing Adj	+ 5.71	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	=
Adj Base Cost	= 104.88	Lot Value	+
Total Area	x 2,662	Indicated Value	=
Adjusted Cost	= 279,191	Value Per SqFt	0.00

<b>Value Reconciliation</b>	
Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	1,608
Site Improvements	68,441
Total Value	70,049 26.31 Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	86680	1400		1,400	23.25		32,550
SHLT	STORM SHELTER			2021	1	0.00		



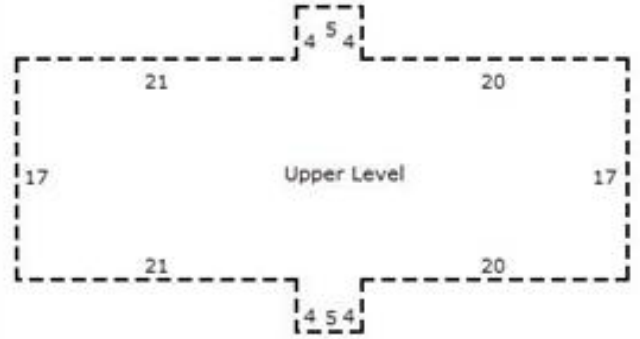
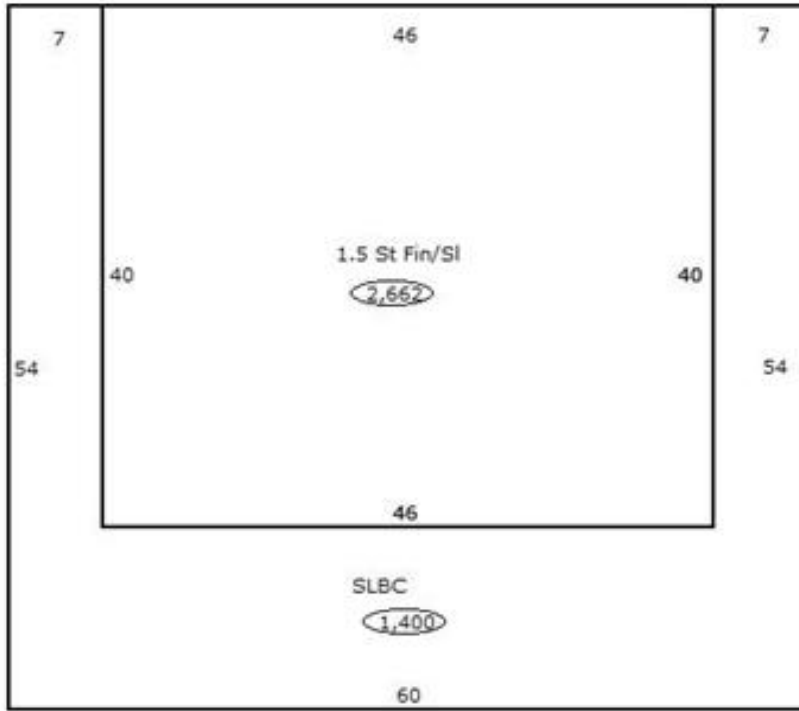
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,840	1.447	2,662
2	U	^UL	Overhang	13	Upper Level	822	1.000	822
3	M	PRCH		13	SLBC	1,400	1.000	1,400
<b>Total Building Area</b>						1,840		2,662



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	25x25x10	Concrete	Formed Metal	625	
	Qual 2	Cond 3	Year 2010	Eff Age 12			
	Interior Finish (Residential)		Finished Area	Fixture Count		21,131	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (30.60 x 625)		19,125	21,131	40,256	10,064	30,192	
	BNGP	Barn - General Purpose	32x60x8	Concrete	Formed Metal	1,920	
	Qual 3	Cond 3	Year 2010	Eff Age 12			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (23.03 x 1,920)		44,218		44,218	11,055	33,163
	LNT0	LEAN-TO	25x25x10	Concrete	Formed Metal	625	
	Qual 3	Cond 3	Year 2010	Eff Age 12			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (12.05 x 625)		7,531		7,531	3,916	3,615
	LOAF	LOAFING SHED	12x20x8	Concrete	Formed Metal	240	
	Qual 3	Cond 3	Year 2010	Eff Age 12			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (11.35 x 240)		2,724		2,724	1,253	1,471



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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
SUC	SUMMIT SILTY CLAY LOAM 3-	NTV PST	67			10.000	161	161	1,608	1,608
<b>NTV PST Totals</b>						10.000			1,608	1,608
<b>Total Agland</b>						10.000			1,608	1,608