



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 04:54:39
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Assessment Data					Primary Image				
Account 660078881 Parcel ID 24N16E-23-1-00000-000-0000 Cadastral ID 23-24-16-00111 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 278233 WELLS, TRAVIS SHANE & MONICA RAE 4090 S 4180 RD CHELSEA OK 74016-0000 Parcel Location Situs 04090 S 4180 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 23 / 24 / 16 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\CB\Pictures\2020-02-28\IMG_0035.JPG 2/28/2020</p>				
Legal Description Lat/Long: 36.55169998 -95.56343361									
N2 S2 NE NE					Building Permits				
					Number	Description	Opened	Closed	Amount
					R7	ADD NEW DWIDE AS SFR -CANCEL	05/2006	01/2007	
					ROLL	ROLL OUTBUILDINGS	12/2001	01/2005	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	1321/868	BEDLAM #1 LLC	09/28/2001	19,000	11
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax
Remove Cap	2002		Land Value 2,240	2,240	11%	246	Assessed	7,747	641.06
Year Frozen	0		Improvements 82,150	9,352		1,029	Penalty	0	
Uncapped Value	0		Mobile Home 63,296	58,835		6,472	Exemption	1,000	-83.00
TIF Project ID	0		Total Value 147,686	70,427		7,747	Total Taxable	6,747	558.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660078881	WELLS, TRAVIS SHANE &			14	138,005	1000	6,521	540.00
2024	2024-660078881	WELLS, TRAVIS SHANE &			14	72,139	1000	6,302	532.00
2023	2023-660078881	WELLS, TRAVIS SHANE &			14	66,579	1000	6,089	519.00
2022	2022-660078881	WELLS, TRAVIS SHANE &			14	62,575	1000	5,883	498.00
2021	2021-660078881	WELLS, TRAVIS SHANE &			14	69,313	1000	6,392	542.00
2020	2020-660078881	WELLS, TRAVIS SHANE &			14	68,018	1000	6,177	524.00
2019	2019-660078881	WELLS, TRAVIS SHANE &			14	65,485	1000	5,968	513.00
2018	2018-660078881	WELLS, TRAVIS SHANE &			14	68,756	1000	5,766	493.00
2017	2017-660078881	WELLS, TRAVIS SHANE &			14	67,884	1000	5,568	477.00
2016	2016-660078881	WELLS, TRAVIS SHANE &			14	60,612	1000	5,377	469.00
2015	2015-660078881	WELLS, TRAVIS SHANE &			14	56,290	1000	5,192	447.00
2014	2014-660078881	WELLS, TRAVIS SHANE &			14	56,435	1000	5,207	464.00
2013	2013-660078881	WELLS, TRAVIS SHANE &			14	56,435	1000	5,207	462.00



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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	



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4/16/2012

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	2,240
Site Improvements	82,150
Total Value	84,390 0.00 Total Value Per SqFt

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	34x26x10	Concrete	Formed Metal	884
	Qual 4	Cond 3	Year 2020	Eff Age 5		
Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)		RCNLD
Base Cost (36.94 x 884)		32,655		32,655	2,939	29,716
	BNGP	BARN	60x38x12	Concrete	Formed Metal	2,280
	Qual 3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
Base Cost (23.50 x 2,280)		53,580		53,580	8,037	45,543
	LOAF	LOAFING SHED	16x18x8	Dirt	Formed Metal	288
	Qual 3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
Base Cost (7.12 x 288)		2,051		2,051	759	1,292
	LOAF	LOAFING SHED	10x18x8	Dirt	Formed Metal	180
	Qual 3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
Base Cost (7.12 x 180)		1,282		1,282	474	808
	LOAF	LOAFING SHED	10x18x8	Dirt	Formed Metal	180
	Qual 3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
Base Cost (7.12 x 180)		1,282		1,282	474	808
	LOAF	LOAFING SHED	10x20x8	Dirt	Formed Metal	200
	Qual 3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
Base Cost (7.12 x 200)		1,424		1,424	527	897
	LNT0	Lean To - Attached	12x60x10	Dirt	Formed Metal	720
	Qual 3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)		RCNLD
Base Cost (7.52 x 720)		5,414		5,414	2,328	3,086



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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 28
Condition	4 - Good
Quality	4 - Good
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	1,568 / 1,568
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2006 / 12

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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	40.77	Total Misc Impr	+ 17,262				
Roofing Adj	+ 3.58	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 107,281				
Heat/Cool Adj	+ 3.78	Depreciation (41%)	- 43,985				
Plumbing Adj	+ 9.28	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 63,296				
Adj Base Cost	= 57.41	Lot Value	+ 0				
Total Area	x 1,568	Indicated Value	= 63,296				
Adjusted Cost	= 90,019	Value Per SqFt	40.37				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	63,296		
Lot Value			
Indicated Value	63,296	40.37	Per SqFt
Agland Value			
Site Improvements			
Total Value	63,296	40.37	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1	1	6,700.26		6,700
PATC	Patio - Covered	166252	40x14		560	18.86		10,562



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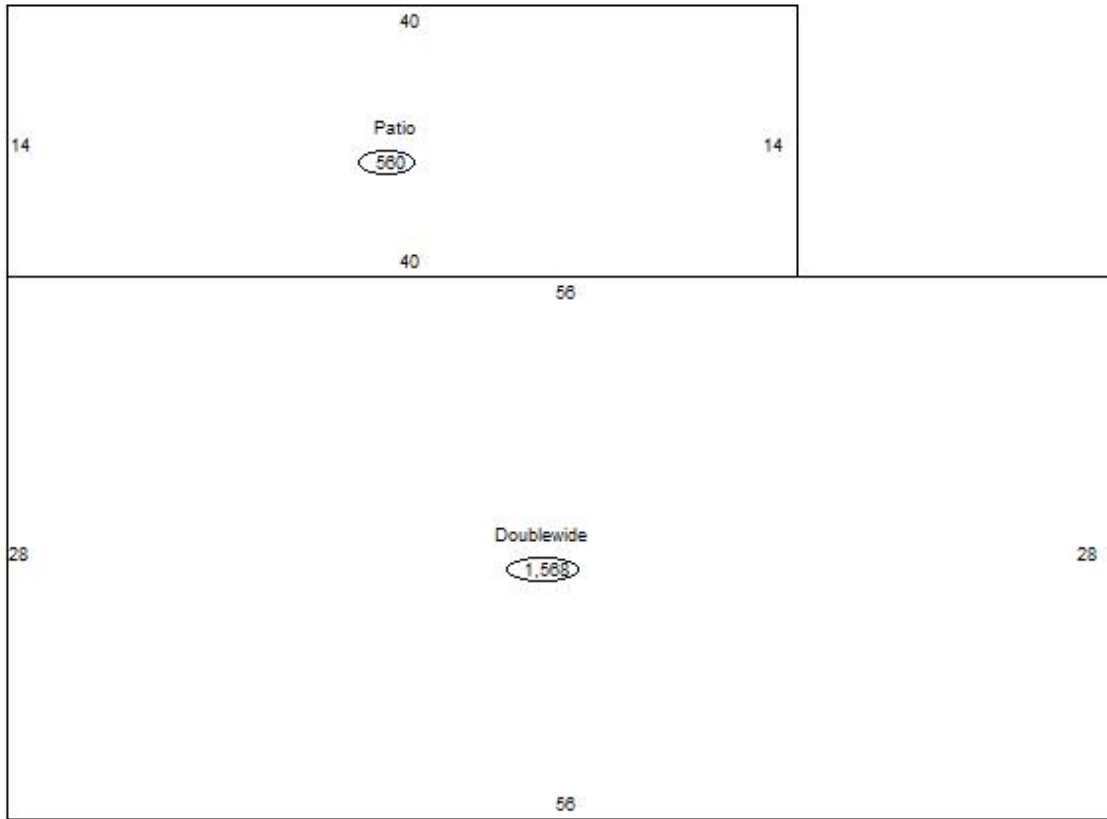
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	1,568	1.000	1,568
2	M	PATC		10	Patio	560	1.000	560
Total Building Area						1,568		1,568



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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
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80			10.000	224	224	2,240	2,240
IMP PST Totals						10.000			2,240	2,240
Total Agland						10.000			2,240	2,240