



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 | 660083891 | | | | | | | | |
| Parcel ID | 23N17E-22-2-00000-000-0000 | | | | | | | | |
| Cadastral ID | 22-23-17-00410 | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | |
| Property Class | RA | VI Area 2 | | | | | | | |
| Tax Area | 71 - CHELSEA RURAL/FOYIL FIRE | | | | | | | | |
| Name ID | 298794 | | | | | | | | |
| CAMPBELL, LESTER M | | | | | | | | | |
| 10311 S 4220 RD CHELSEA OK 74016-0000 | | | | | | | | | |
| Parcel Location | | | | | | | | | |
| Situs | 10311 S 4220 RD | | | | | | | | |
| Subdivision | | | | | | | | | |
| Lot/Block | / | Parcel Size | 28.35 - Acres | | | | | | |
| Sec/Twn/Rng | 22 / 23 / 17 / 2 | | | | | | | | |
| Neighborhood | 4070 - FOYIL SEQUOYAH AREA | | | | | | | | |
| School District | S003 - CHELSEA SCHOOLS | | | | | | | | |
| Legal Description Lat/Long: 36.46042226 -95.48630428 | | | | | | | | | |
| S2 SW NW & S2 SE NW LESS 11.65 AC TR M/L DESC AS: BEG SE/C S2 SE NW; N89-54-31W ALG S/L 749.10'; N03-28-29W 661.65' TO PT ON N/L; N89-54-02E ALG N/L 787.78' TO NE/C S2 SE NW; S00-07-23E 660 61' TO POB. | | | | | | | | | |
| Building Permits | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | |
| R7 | R7- CK FOR POSS MHLL-CHAPMAN | 08/2006 | 01/2007 | | | | | | |
| R5 | R5 SPLIT | 02/2004 | 12/2004 | | | | | | |
| Exemptions | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | | | | | |
| Sale History | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | |
| 1974/101 | CAMPBELL, LESTER M & | 08/12/2008 | 0 | 4 | | | | | |
| 1570/269 | TRUE, DONALD E | 02/27/2004 | 174,667 | YES | | | | | |
| Parcel Valuation | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 95.740 | Current Tax | |
| Remove Cap | 2005 | Land Value | 6,350 | 6,350 | 11% | 699 | Assessed | 12,506 | |
| Year Frozen | 0 | Improvements | 107,336 | 107,336 | | 11,807 | Penalty | 0 | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 | |
| TIF Project ID | 0 | Total Value | 113,686 | 113,686 | | 12,506 | Total Taxable | 11,506 | |
| Assessment History | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | |
| 2025 | 2025-660083891 | CAMPBELL, LESTER M | 71 | 110,674 | 1000 | 11,175 | 1,083.00 | | |
| 2024 | 2024-660083891 | CAMPBELL, LESTER M | 71 | 115,493 | 1000 | 11,705 | 1,156.00 | | |
| 2023 | 2023-660083891 | CAMPBELL, LESTER M | 71 | 119,991 | 1000 | 12,200 | 1,216.00 | | |
| 2022 | 2022-660083891 | CAMPBELL, LESTER M | 71 | 118,163 | 1000 | 11,998 | 1,203.00 | | |
| 2021 | 2021-660083891 | CAMPBELL, LESTER M | 71 | 123,440 | 1000 | 12,579 | 1,271.00 | | |
| 2020 | 2020-660083891 | CAMPBELL, LESTER M | 71 | 121,211 | 1000 | 12,334 | 1,259.00 | | |
| 2019 | 2019-660083891 | CAMPBELL, LESTER M | 71 | 120,106 | 1000 | 12,212 | 1,268.00 | | |
| 2018 | 2018-660083891 | CAMPBELL, LESTER M | 71 | 127,481 | 1000 | 12,935 | 1,329.00 | | |
| 2017 | 2017-660083891 | CAMPBELL, LESTER M | 71 | 125,834 | 1000 | 12,529 | 1,300.00 | | |
| 2016 | 2016-660083891 | CAMPBELL, LESTER M | 71 | 123,342 | 1000 | 12,135 | 1,280.00 | | |
| 2015 | 2015-660083891 | CAMPBELL, LESTER M | 71 | 119,370 | 1000 | 11,753 | 1,225.00 | | |
| 2014 | 2014-660083891 | CAMPBELL, LESTER M | 71 | 112,556 | 1000 | 11,381 | 1,224.00 | | |
| 2013 | 2013-660083891 | CAMPBELL, LESTER M | 71 | 120,330 | 1000 | 11,698 | 1,240.00 | | |



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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 | |



| | |
|-------------------------|---|
| Residential Data | |
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 2 - Fair |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 100% Veneer, Masonry |
| Base/Total Area | 1,456 / 1,456 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 1,456 |
| Fixture/RghIn | 11 / |
| Bed/F/H Bath | 2 / 2.0 / |
| Basement Area | |
| Garage Type | 364 Attached Garage - Finished 2 Stalls |
| Remodel | |
| Year/Eff Age | 1965 / 46 |

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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 | 100.00 | Total Misc Impr | + 7,102 |
| Roofing Adj | + 4.08 | Garage Cost | + 11,604 |
| Subfloor Adj | + 0.00 | Total RCN | = 197,896 |
| Heat/Cool Adj | + 10.30 | Depreciation (55%) | - 108,843 |
| Plumbing Adj | + 8.69 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 89,053 |
| Adj Base Cost | = 123.07 | Lot Value | + 89,053 |
| Total Area | x 1,456 | Indicated Value | = 89,053 |
| Adjusted Cost | = 179,190 | Value Per SqFt | 61.16 |

| | | | |
|-----------------------------|---------------|-------|----------------------|
| Value Reconciliation | | | |
| Selected Approach | Cost Approach | | |
| Improvements | 89,053 | | |
| Lot Value | | | |
| Indicated Value | 89,053 | 61.16 | Per SqFt |
| Agland Value | 6,350 | | |
| Site Improvements | 18,283 | | |
| Total Value | 113,686 | 78.08 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|-----------------------------------|----------------------|-----------|-------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | SLAB PORCH - COVERED | 102522 | 176 | | 176 | 20.74 | | 3,650 |
| PATO | SLAB PORCH - OPEN | 102523 | 30x15 | | 450 | 7.67 | | 3,452 |



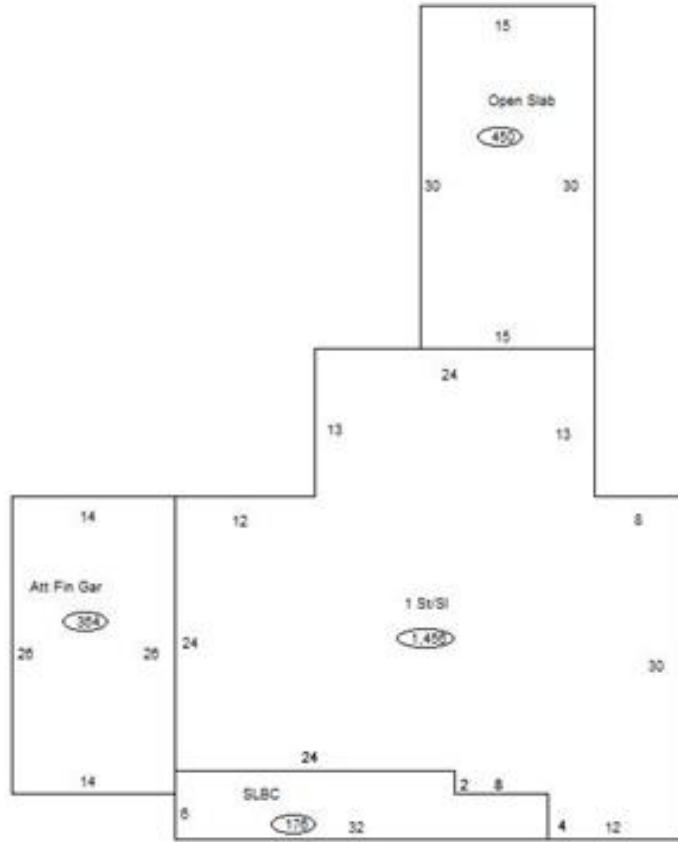
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Sketch Image

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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/SI | 1,456 | 1.000 | 1,456 |
| 2 | G | 5 | | 13 | Att Fin Gar | 364 | 1.000 | 364 |
| 3 | M | PRCH | | 13 | SLBC | 176 | 1.000 | 176 |
| 4 | M | PATO | | 13 | Open Slab | 450 | 1.000 | 450 |
| Total Building Area | | | | | | 1,456 | | 1,456 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units | |
|----------------|--------------------------|----------------------|-----------------------|-------|------------|--------------------------------|--------------|
| | BARN | BARN | 0x0x0 | | | 2,520 | |
| | Qual | 3 | Cond | 3 | Year | Eff Age | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (75% Phys/ % Func) | RCNLD |
| | Base Cost (8.78 x 2,520) | | 22,126 | | 22,126 | 16,595 | 5,531 |
| | LF | LOAFING SHED | 0x0x0 | | | 500 | |
| | Qual | 3 | Cond | 3 | Year | Eff Age | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (75% Phys/ % Func) | RCNLD |
| | Base Cost (4.26 x 500) | | 2,130 | | 2,130 | 1,598 | 532 |
| | LF | LOAFING SHED | 0x0x0 | | | 735 | |
| | Qual | 3 | Cond | 3 | Year | Eff Age | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (40% Phys/ % Func) | RCNLD |
| | Base Cost (4.26 x 735) | | 3,131 | | 3,131 | 1,252 | 1,879 |
| | LF | LOAFING SHED | 0x0x0 | | | 400 | |
| | Qual | 3 | Cond | 3 | Year | Eff Age | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (15% Phys/ % Func) | RCNLD |
| | Base Cost (4.26 x 400) | | 1,704 | | 1,704 | 256 | 1,448 |
| | STF | STG FAIR | 0x0x0 | | | 432 | |
| | Qual | 2 | Cond | 3 | Year | Eff Age | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (40% Phys/ % Func) | RCNLD |
| | Base Cost (4.68 x 432) | | 2,022 | | 2,022 | 809 | 1,213 |
| | DTGF | DETACHED GARAGE FAIR | 0x0x0 | | | 840 | |
| | Qual | 2 | Cond | 3 | Year | Eff Age | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (60% Phys/ % Func) | RCNLD |
| | Base Cost (16.00 x 840) | | 13,440 | | 13,440 | 8,064 | 5,376 |
| | DTGF | DETACHED GARAGE FAIR | 0x0x0 | | | 480 | |
| | Qual | 2 | Cond | 3 | Year | Eff Age | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (70% Phys/ % Func) | RCNLD |
| | Base Cost (16.00 x 480) | | 7,680 | | 7,680 | 5,376 | 2,304 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|--|------|--------------------------|-----------------------|------------|---------------------------------|--------------|
|  | CP | CARPORT DIRT | 0x0x0 | | | |
| | Qual | Cond | Year | Eff Age | | |
| | | Valuation Summary | Modifier Total | RCN | Depr (100% Phys/ % Func) | RCNLD |
| | | Base Cost (3.50 x) | | | | |



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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 | IMP PST | 80 | | | 28.300 | 224 | 224 | 6,339 | 6,339 |
| PAA | PARSONS SILT LOAM 0-1% SL | IMP PST | 76 | | | .050 | 213 | 213 | 11 | 11 |
| IMP PST Totals | | | | | | 28.350 | | | 6,350 | 6,350 |
| Total Agland | | | | | | 28.350 | | | 6,350 | 6,350 |