



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 | 660086095 | | | | | | | | |
| Parcel ID | 24N17E-15-1-00000-000-0000 | | | | | | | | |
| Cadastral ID | 15-24-17-00120 | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | |
| Property Class | RA | VI Area | 2 | | | | | | |
| Tax Area | 14 - CHELSEA RURAL | | | | | | | | |
| Name ID | 342993 | | | | | | | | |
| LANGE, ROBERT J & SANDRA L REVOCABLE TRUST | | | | | | | | | |
| 3500 S 4230 RD CHELSEA OK 74016-0000 | | | | | | | | | |
| Parcel Location | | | | | | | | | |
| Situs | 03500 S 4230 RD | | | | | | | | |
| Subdivision | | | | | | | | | |
| Lot/Block | / | Parcel Size | 20 - Acres | | | | | | |
| Sec/Twn/Rng | 15 / 24 / 17 / 1 | | | | | | | | |
| Neighborhood | 4050 - CHELSEA FOYIL RURAL | | | | | | | | |
| School District | S003 - CHELSEA SCHOOLS | | | | | | | | |
| Legal Description Lat/Long: 36.56186390 -95.47384400 | | | | | | | | | |
| Building Permits | | | | | | | | | |
| S/2 SE/4 NE/4. | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | |
| R25 230 | NEW MANUFACTURED HOME 28X66 1 | 07/2025 | 11/2025 | 175,000 | | | | | |
| Exemptions | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | |
| H | Homestead | No | 1,000 | | | | | | |
| Sale History | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | |
| / | WITT, ROBERT R JR & | 10/16/2023 | 320,000 | 21 | | | | | |
| 1841/432 | HANER, ART THOMAS & | 01/25/2007 | 188,000 | 11 | | | | | |
| 1672/419 | HANER, ART THOMAS & | 04/11/2005 | 0 | 11 | | | | | |
| Parcel Valuation | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 82.750 | Current Tax | |
| Remove Cap | 2024 | Land Value | 3,160 | 3,160 | 11% | 348 | Assessed | 23,604 1,953.23 | |
| Year Frozen | 0 | Improvements | 233,244 | 211,413 | | 23,256 | Penalty | 0 | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 0.00 | |
| TIF Project ID | 0 | Total Value | 236,404 | 214,573 | | 23,604 | Total Taxable | 23,604 1,953.00 | |
| Assessment History | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | |
| 2025 | 2025-660086095 | LANGE, ROBERT J & | 14 | 208,324 | 0 | 22,916 | 1,896.00 | | |
| 2024 | 2024-660086095 | LANGE, ROBERT J & | 14 | 222,552 | 0 | 24,481 | 2,066.00 | | |
| 2023 | 2023-660086095 | WITT, ROBERT R JR & | 14 | 190,556 | 1000 | 19,272 | 1,643.00 | | |
| 2022 | 2022-660086095 | WITT, ROBERT R JR & | 14 | 188,447 | 1000 | 18,681 | 1,581.00 | | |
| 2021 | 2021-660086095 | WITT, ROBERT R JR & | 14 | 173,707 | 1000 | 18,108 | 1,535.00 | | |
| 2020 | 2020-660086095 | WITT, ROBERT R JR & | 14 | 172,327 | 1000 | 17,578 | 1,491.00 | | |
| 2019 | 2019-660086095 | WITT, ROBERT R JR & | 14 | 167,213 | 1000 | 17,037 | 1,463.00 | | |
| 2018 | 2018-660086095 | WITT, ROBERT R JR & | 14 | 174,798 | 1000 | 16,512 | 1,410.00 | | |
| 2017 | 2017-660086095 | WITT, ROBERT R JR & | 14 | 172,582 | 1000 | 16,002 | 1,372.00 | | |
| 2016 | 2016-660086095 | WITT, ROBERT R JR & | 14 | 167,986 | 1000 | 15,506 | 1,351.00 | | |
| 2015 | 2015-660086095 | WITT, ROBERT R JR & | 14 | 163,943 | 1000 | 15,026 | 1,294.00 | | |
| 2014 | 2014-660086095 | WITT, ROBERT R JR & | 14 | 165,691 | 1000 | 14,559 | 1,297.00 | | |
| 2013 | 2013-660086095 | WITT, ROBERT R JR & | 14 | 155,417 | 1000 | 14,107 | 1,252.00 | | |



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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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| | |
|-------------------------|---|
| Residential Data | |
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 3 - Average |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 90% Frame, Siding, Wood 10% Veneer, Masonry |
| Base/Total Area | 2,346 / 2,346 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 2,346 |
| Fixture/RghIn | 11 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | |
| Remodel | |
| Year/Eff Age | 1999 / 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 | |

Value Reconciliation

| | | | |
|-------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 217,353 | | |
| Lot Value | | | |
| Indicated Value | 217,353 | 92.65 | Per SqFt |
| Agland Value | 3,160 | | |
| Site Improvements | 15,891 | | |
| Total Value | 236,404 | 100.77 | Total Value Per SqFt |

Cost Approach Manual : 01/2025

| | | | | |
|---------------|-----------|---------------------|---|---------|
| Base Cost | 94.99 | Total Misc Impr | + | 9,742 |
| Roofing Adj | + 4.46 | Garage Cost | + | |
| Subfloor Adj | + -2.15 | Total RCN | = | 282,277 |
| Heat/Cool Adj | + 12.39 | Depreciation (23%) | - | 64,924 |
| Plumbing Adj | + 6.48 | Lump Sums | + | 0 |
| Basement Adj | + 0.00 | RCNLD | = | 217,353 |
| Adj Base Cost | = 116.17 | Lot Value | + | |
| Total Area | x 2,346 | Indicated Value | = | 217,353 |
| Adjusted Cost | = 272,535 | Value Per SqFt | | 92.65 |

Miscellaneous Improvements

| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
|------|----------------------------------|-----------|-------|--------|-------|-----------|------|-------|
| SHLT | STORM SHELTER | 0 | | 1 2012 | 1 | 0.00 | | |
| EPKS | ENCLOSED PORCH - KNEEWALL SCREEN | 105272 | 48x6 | | 288 | 28.20 | | 8,122 |
| PATO | SLAB PORCH - OPEN | 105273 | 15x10 | | 150 | 10.80 | | 1,620 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|--|--------------------------|------------------------|-----------------------|-------|------------|---------------------------------|
|  | BNGP | Barn - General Purpose | 0x0x0 | Base | | 600 |
| | Qual | 3 | Cond 3 | Year | Eff Age | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (100% Phys/ % Func) |
| Base Cost (22.26 x 600) | | 13,356 | | | 13,356 | 13,356 |
|  | GRDT | Garage - Detached | 0x0x0 | Base | | 1,080 |
| | Qual | 2 | Cond 3 | Year | Eff Age | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (15% Phys/ % Func) |
| Base Cost (17.31 x 1,080) | | 18,695 | | | 18,695 | 2,804 |
| | | | | | | 15,891 |



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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 |
|-----------------------|---------------------------|----------|-----|----------|----------|--------|----------|----------|-----------|--------------|
| HC | HECTOR STONY SANDY LOAM | NTV PST | 20 | | 0 | 1.000 | 0 | 48 | 0 | 0 |
| NAB | NEWTONIA SILT LOAM 1-3% S | NTV PST | 80 | | | 14.000 | 192 | 192 | 2,688 | 2,688 |
| SO | SOGN SOILS | NTV PST | 15 | | 0 | 4.000 | 36 | 36 | 144 | 144 |
| NTV PST Totals | | | | | | 19.000 | | | 2,832 | 2,832 |
| NAB | NEWTONIA SILT LOAM 1-3% S | CLT LND | 80 | | | 1.000 | 280 | 280 | 280 | 280 |
| CLT LND Totals | | | | | | 1.000 | | | 280 | 280 |
| Total Agland | | | | | | 20.000 | | | 3,112 | 3,112 |