




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 660086155 Parcel ID 24N16E-26-1-00000-000-0000 Cadastral ID 26-24-16-00301 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 85654 STRICKLAND, CARL D 5115 S 4178 RD CHELSEA OK 74016-0000 Parcel Location Situs 05115 S 4178 RD Subdivision Lot/Block / Parcel Size 25.39 - Acres Sec/Twn/Rng 26 / 24 / 16 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS	 <p>\\tsclient\C\Users\CB\Pictures\2020-03-02\IMG_0114.JPG 3/2/2020</p>																				
Legal Description Lat/Long: 36.53781032 -95.56279265 TR COMM AT NE/C OF E/2 NE/4 TH; S00-09-00E 1171.60'; TH S89-50 06W 920.78'; TH N02-19-33W 1172.43'; TH N89-52-00E 967.35' TO POB	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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount															
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Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>1668/718</td> <td>BEDLAM #1 LLC</td> <td>04/05/2005</td> <td>54,500</td> <td>11</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	1668/718	BEDLAM #1 LLC	04/05/2005	54,500	11
Code	Type	Active	Maximum	Exemption																	
H	Homestead	Yes	1,000	1,000																	
Bk/Pg	Grantor	Date	Price	Code																	
1668/718	BEDLAM #1 LLC	04/05/2005	54,500	11																	

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	2006	Land Value 5,588	5,588	11%	615	Assessed	12,170	1,007.07	
Year Frozen	0	Improvements 193,542	105,044		11,555	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-83.00	
TIF Project ID	0	Total Value 199,130	110,632		12,170	Total Taxable	11,170	924.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660086155	STRICKLAND, CARL D	14	209,913	1000	10,815	895.00	
2024	2024-660086155	STRICKLAND, CARL D &	14	157,466	1000	10,471	884.00	
2023	2023-660086155	STRICKLAND, CARL D &	14	135,273	1000	10,137	864.00	
2022	2022-660086155	STRICKLAND, CARL D &	14	132,870	1000	9,813	830.00	
2021	2021-660086155	STRICKLAND, CARL D &	14	109,822	1000	9,498	805.00	
2020	2020-660086155	STRICKLAND, CARL D &	14	106,943	1000	9,192	780.00	
2019	2019-660086155	STRICKLAND, CARL D &	14	105,057	1000	8,896	764.00	
2018	2018-660086155	STRICKLAND, CARL D &	14	107,900	1000	8,607	735.00	
2017	2017-660086155	STRICKLAND, CARL D &	14	106,779	1000	8,328	714.00	
2016	2016-660086155	STRICKLAND, CARL D &	14	92,627	1000	8,056	702.00	
2015	2015-660086155	STRICKLAND, CARL D &	14	88,560	1000	7,792	671.00	
2014	2014-660086155	STRICKLAND, CARL D &	14	90,017	1000	7,536	671.00	
2013	2013-660086155	STRICKLAND, CARL D &	14	86,013	1000	7,288	647.00	



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Units Buildable - CHELSEA FOYIL RURAL (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	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,344 / 1,344
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,344
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2005 / 16

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	84.59	Total Misc Impr	+ 19,983
Roofing Adj	+ 4.48	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 165,659
Heat/Cool Adj	+ 10.09	Depreciation (21%)	- 34,788
Plumbing Adj	+ 9.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 130,871
Adj Base Cost	= 108.39	Lot Value	+
Total Area	x 1,344	Indicated Value	= 130,871
Adjusted Cost	= 145,676	Value Per SqFt	97.37

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	130,871		
Lot Value			
Indicated Value	130,871	97.37	Per SqFt
Agland Value	5,588		
Site Improvements	62,671		
Total Value	199,130	148.16	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	105342	48x7		336	19.89		6,683
PRCH	SLAB PORCH - COVERED	105343	48x7		336	19.89		6,683
PATO	SLAB PORCH - OPEN	146654	42x6		252	8.46		2,132
FPR1	Fireplace - Residential 1 Story			1	1	4,485.02		4,485



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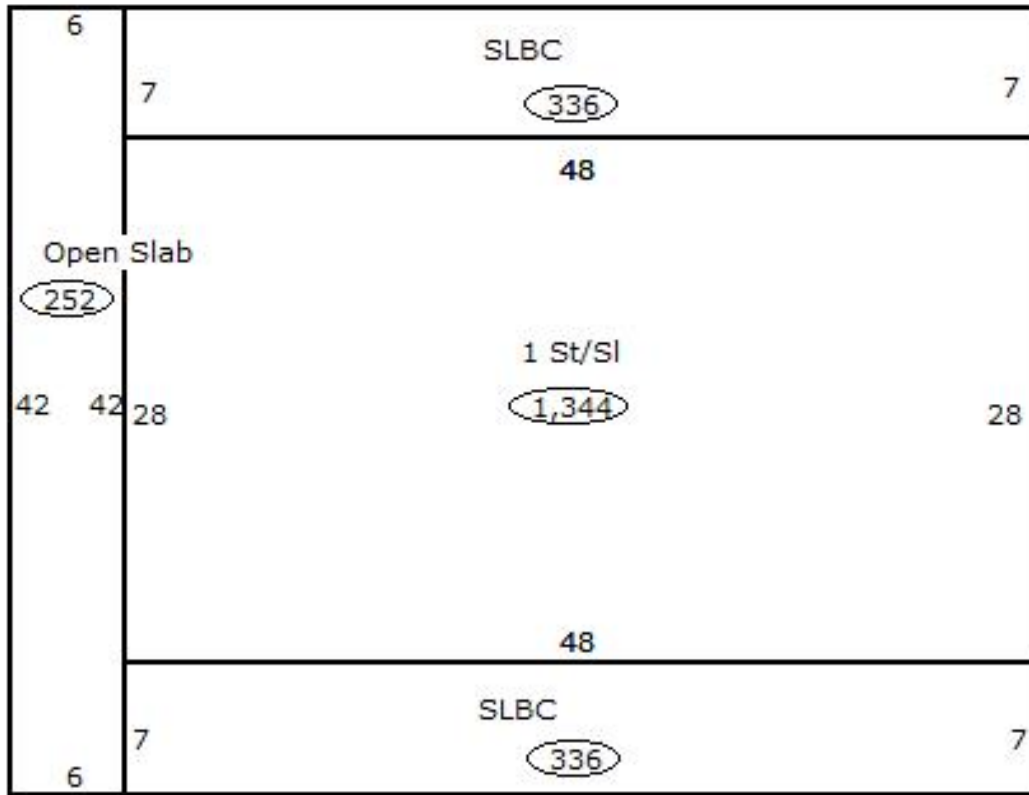
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,344	1.000	1,344
2	M	PRCH		13	SLBC	336	1.000	336
3	M	PRCH		13	SLBC	336	1.000	336
4	M	PATO		13	Open Slab	252	1.000	252
Total Building Area						1,344		1,344



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Outbuildings/Site Improvements

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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	30x40x8	Concrete	Formed Metal	1,200	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
		Base Cost (30.80 x 1,200)	36,960		36,960	9,240	27,720
	LOAF	LOAFING SHED	10x24x8	Dirt	Formed Metal	240	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD	
		Base Cost (6.82 x 240)	1,637		1,637	753	884
	UTIL	SHOP BUILDING	30x30x10	Concrete	Formed Metal	900	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
		Base Cost (30.52 x 900)	27,468		27,468	6,867	20,601
	LOAF	LOAFING SHED	12x36x8	Dirt	Formed Metal	432	
	Qual	3	Cond 3	Year 2005	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD	
		Base Cost (6.73 x 432)	2,907		2,907	1,512	1,395
	BNGP	Barn - General Purpose	30x28x10	Dirt	Formed Metal	840	
	Qual	3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD	
		Base Cost (22.54 x 840)	18,934		18,934	9,278	9,656
	LOAF	LOAFING SHED	12x24x8	Dirt	Formed Metal	288	
	Qual	3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD	
		Base Cost (6.82 x 288)	1,964		1,964	1,159	805
	LOAF	LOAFING SHED	12x24x8	Dirt	Formed Metal	288	
	Qual	3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD	
		Base Cost (6.82 x 288)	1,964		1,964	1,159	805



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	LOAFING SHED	12x24x10	Dirt	Formed Metal	288
	Qual 3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)		RCNLD
Base Cost (6.82 x 288)		1,964		1,964	1,159	805



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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
CMB	CLAREMORE SILT LOAM 0-3%	TMBR	45		0	.280	81	81	23	23
TMBR Totals						0.280			23	23
CMB	CLAREMORE SILT LOAM 0-3%	IMP PST	45		0	4.110	126	126	518	518
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	3.000	168	168	504	504
SUC	SUMMIT SILTY CLAY LOAM 3-	IMP PST	67		0	5.000	188	188	938	938
IMP PST Totals						12.110			1,960	1,960
NAB	NEWTONIA SILT LOAM 1-3% S	CLT LND	80		0	8.000	280	280	2,240	2,240
SUB	SUMMIT SILTY CLAY LOAM 1-	CLT LND	78		0	5.000	273	273	1,365	1,365
CLT LND Totals						13.000			3,605	3,605
Total Agland						25.390			5,588	5,588