



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 660088297 Parcel ID 24N17E-16-1-00000-000-0000 Cadastral ID 16-24-17-00110 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 325485 BRADSHAW, DANNY TODD & STACIE LYNN WEST 3254 S 4220 RD CHELSEA OK 74016-0000 Parcel Location Situs 03254 S 4220 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 16 / 24 / 17 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>660088297 06/07/24</p> <p style="text-align: right;">6/10/2024</p>				
Legal Description NW/4 SE/4 NE/4 Lat/Long: 36.56372364 -95.49292781									
					Building Permits				
					Number	Description	Opened	Closed	Amount
					R7	R7 NEW HOUSE	05/2006	01/2007	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	BRADSHAW, DANNY TODD	04/30/2024		WB
H	Homestead	No	1,000		2498/785	KING, JUSTIN & ALYCIA	09/01/2015	280,000	WG
					2389/103	MCDONALD, BRADLEY D &	03/11/2014	199,000	WG
					1798/607	ABC HOME BUILDERS LLC	08/02/2006	177,500	YES
					1775/692	MCDONALD, BRADLEY D &	05/19/2006	0	6
					1762/643	RAMSEY, TIMOTHY G & JENNY	04/01/2006	12,500	
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	2016	Land Value	1,976	1,976	11%	217	Assessed	21,950	1,816.36
Year Frozen	0	Improvements	269,341	197,568		21,733	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-82.00
TIF Project ID	0	Total Value	271,317	199,544		21,950	Total Taxable	20,950	1,734.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660088297	BRADSHAW, DANNY TODD &	14	211,605	1000	20,310	1,681.00		
2024	2024-660088297	BRADSHAW, DANNY TODD &	14	222,287	1000	19,690	1,662.00		
2023	2023-660088297	BRADSHAW, DANNY TODD	14	186,924	1000	19,087	1,627.00		
2022	2022-660088297	BRADSHAW, DANNY TODD	14	190,779	1000	18,502	1,565.00		
2021	2021-660088297	BRADSHAW, DANNY TODD	14	172,132	1000	17,934	1,520.00		
2020	2020-660088297	BRADSHAW, DANNY TODD	14	165,052	1000	16,939	1,437.00		
2019	2019-660088297	BRADSHAW, DANNY TODD	14	158,338	1000	16,417	1,410.00		
2018	2018-660088297	BRADSHAW, DANNY TODD	14	163,749	1000	17,012	1,453.00		
2017	2017-660088297	BRADSHAW, DANNY TODD	14	161,454	1000	16,579	1,422.00		
2016	2016-660088297	BRADSHAW, DANNY TODD	14	133,412	1000	13,675	1,192.00		
2015	2015-660088297	BRADSHAW, DANNY TODD	14	129,639	1000	13,260	1,142.00		
2014	2014-660088297	KING, JUSTIN & ALYCIA	14	132,190	0	13,582	1,210.00		
2013	2013-660088297	MCDONALD, BRADLEY D &	14	123,053	0	13,186	1,170.00		



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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	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	2,208 / 2,208
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,208
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2006 / 15

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	94.75	Total Misc Impr	+ 5,114
Roofing Adj	+ 4.44	Garage Cost	+
Subfloor Adj	+ -2.37	Total RCN	= 261,419
Heat/Cool Adj	+ 12.39	Depreciation (16%)	- 41,827
Plumbing Adj	+ 6.88	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 219,592
Adj Base Cost	= 116.08	Lot Value	+
Total Area	x 2,208	Indicated Value	= 219,592
Adjusted Cost	= 256,305	Value Per SqFt	99.45

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	219,592		
Lot Value			
Indicated Value	219,592	99.45	Per SqFt
Agland Value	1,976		
Site Improvements	49,749		
Total Value	271,317	122.88	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	107924	12x10		120	11.06		1,327
PRCH	SLAB PORCH - COVERED	107925	146		146	25.94		3,787



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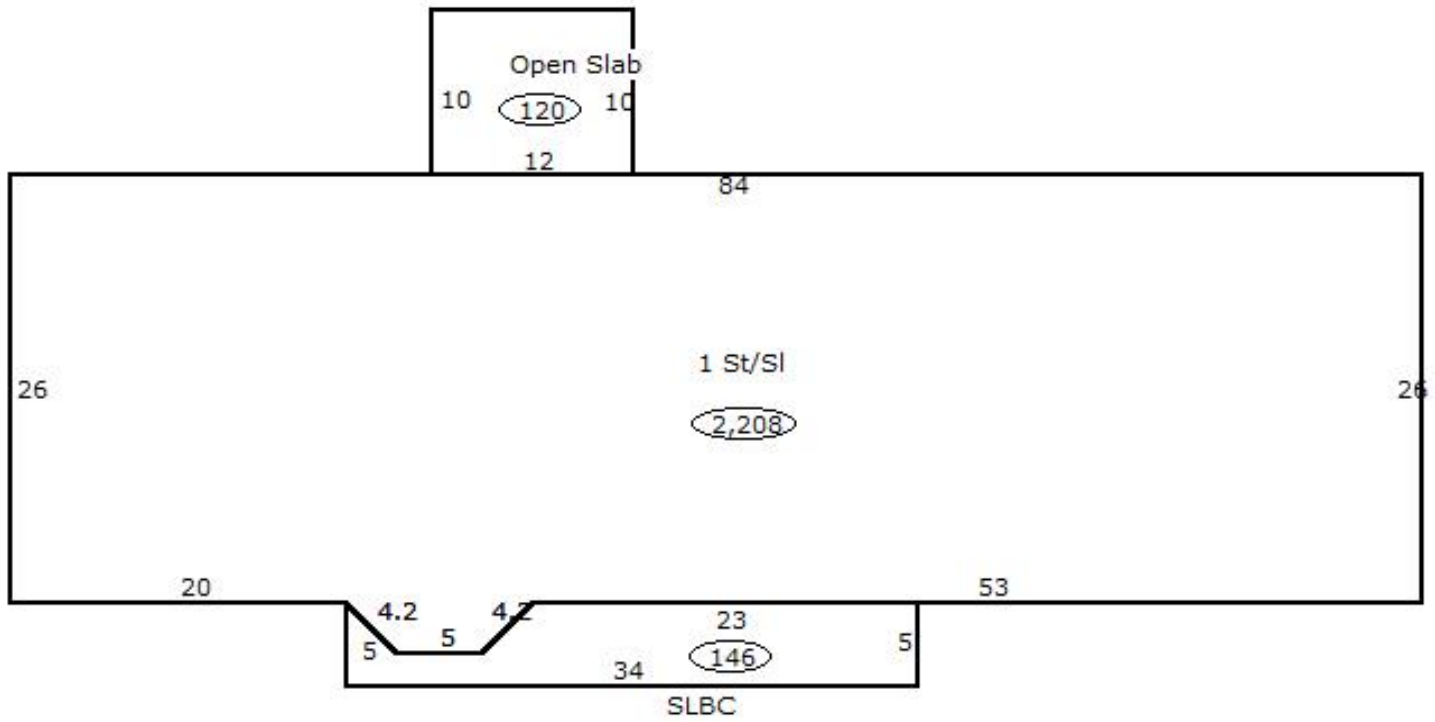
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Sketch Image

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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/Sl	2,208	1.000	2,208
2	M	PATO		13	Open Slab	120	1.000	120
3	M	PRCH		13	SLBC	146	1.000	146
Total Building Area						2,208		2,208



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	40x30x0			1,200
	Qual	4	Cond 3	Year 2020	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
		Base Cost (4.26 x 1,200)	5,112		5,112	5,112
	UTIL	SHOP BUILDING	30x50x0			1,500
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
		Base Cost (28.65 x 1,500)	42,975		42,975	42,975
	LF	LOAFING SHED	10x16x0			160
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
		Base Cost (4.26 x 160)	682		682	682
	CP	Carport Dirt	20x20x0			400
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (30% Phys/ % Func)
		Base Cost (3.50 x 400)	1,400		1,400	980



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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
BC	BATES-COLLINSVILLE COMPLE	TMBR	51		0	2.000	92	92	184	184
TMBR Totals						2.000			184	184
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	8.000	224	224	1,792	1,792
IMP PST Totals						8.000			1,792	1,792
Total Agland						10.000			1,976	1,976