




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	660092421								
Parcel ID	24N17E-28-2-00000-000-0000								
Cadastral ID	28-24-17-00610								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 2							
Tax Area	14 - CHELSEA RURAL								
Name ID	326435								
ROBISON FAMILY TRUST									
ALAN R & PATRICIA ROBISON									
TRUSTEES									
6854 GOLDFINCH CT									
OWASSO OK 74055-5286									
Parcel Location									
Situs	05171 S 4210 RD								
Subdivision									
Lot/Block	/	Parcel Size	29.29 - Acres						
Sec/Twn/Rng	28 / 24 / 17 / 2								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.53728872 -95.50469661									
THAT PART OF NW/4 NW/4 SEC 28 THAT IS DESC IN FOLLOWING TRACT: TR OF LAND CONTAINING PT OF SEC 28 AND 21 OF TWP 24 N RGE 17 E BEG AT SW/C NW/4 NW/4 SEC 28; TH N00-14-59E 50'; TH S89-45-01E 109'; TH N12-10-42W 74.54'; TH N01-334-54E 180.19'; TH N12-09-19E 87.56'; TH									
Building Permits									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	No	1,000						
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	MOORE, DARRELL & VICTORIA	11/10/2020	441,000	WG					
/	ROSS, MICHAEL HUGH &	01/03/2019	375,000	WG					
2660/435	DONALDSON, RANDI	09/14/2017	345,000	WG					
2059/763	GREEN, TOM R & BILLIE SUE	09/30/2009	79,000	11					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	2021	Land Value	4,181	2,436	11%	268	Assessed	29,586	2,448.24
Year Frozen	0	Improvements	311,739	266,526		29,318	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	315,920	268,962		29,586	Total Taxable	29,586	2,448.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660092421	ROBISON FAMILY TRUST	14	320,740	0	28,724	2,377.00		
2024	2024-660092421	ROBISON FAMILY TRUST	14	293,796	0	27,888	2,354.00		
2023	2023-660092421	ROBISON FAMILY TRUST	14	276,778	0	27,076	2,308.00		
2022	2022-660092421	ROBISON FAMILY TRUST	14	275,848	0	26,287	2,224.00		
2021	2021-660092421	ROBISON FAMILY TRUST	14	232,011	1000	24,521	2,078.00		
2020	2020-660092421	MOORE, DARRELL & VICTORIA	14	230,237	0	25,326	2,148.00		
2019	2019-660092421	MOORE, DARRELL & VICTORIA	14	221,534	1000	23,369	2,007.00		
2018	2018-660092421	ROSS, MICHAEL HUGH &	14	228,689	1000	24,156	2,063.00		
2017	2017-660092421	DONALDSON, RANDI	14	140,277	0	15,199	1,303.00		
2016	2016-660092421	DONALDSON, RANDI	14	134,148	0	14,756	1,286.00		
2015	2015-660092421	DONALDSON, RANDI	14	130,678	0	14,375	1,238.00		
2014	2014-660092421	DONALDSON, RANDI	14	132,789	0	14,027	1,250.00		
2013	2013-660092421	DONALDSON, RANDI	14	123,802	0	13,618	1,208.00		



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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	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,294 / 1,982
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,294
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	780 Attached Garage - Finished
Remodel	
Year/Eff Age	2010 / 10

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	99.48	Total Misc Impr	+	22,968
Roofing Adj	+ 4.23	Garage Cost	+	43,502
Subfloor Adj	+ -3.34	Total RCN	=	321,771
Heat/Cool Adj	+ 15.98	Depreciation (10%)	-	32,177
Plumbing Adj	+ 12.46	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	289,594
Adj Base Cost	= 128.81	Lot Value	+	
Total Area	x 1,982	Indicated Value	=	289,594
Adjusted Cost	= 255,301	Value Per SqFt		146.11

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	289,594		
Lot Value			
Indicated Value	289,594	146.11	Per SqFt
Agland Value	4,181		
Site Improvements	22,145		
Total Value	315,920	159.39	Total Value Per SqFt

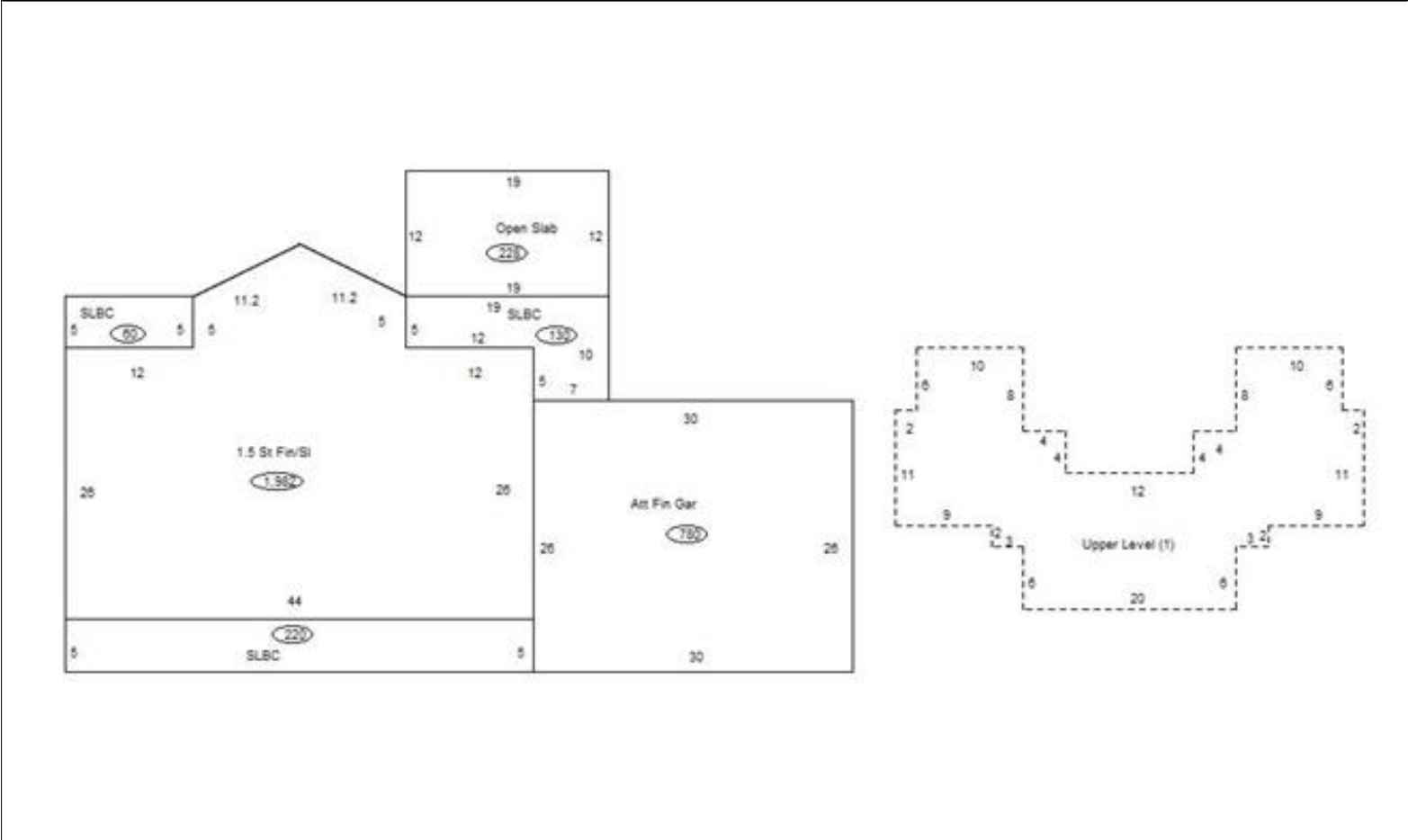
Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,098.99		7,099
PRCH	SLAB PORCH - COVERED	137332	44x5		220	31.55		6,941
PRCH	SLAB PORCH - COVERED	137333	12x5		60	32.34		1,940
PRCH	SLAB PORCH - COVERED	137334	130		130	32.04		4,165
PATO	SLAB PORCH - OPEN	146041	19x12		228	12.38		2,823



Sketch Image

660092421



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,294	1.532	1,982
2	U	^UL		13	Upper Level (1)	688	1.000	688
3	G	5		13	Att Fin Gar	780	1.000	780
4	M	PRCH		13	SLBC	220	1.000	220
5	M	PRCH		13	SLBC	60	1.000	60
6	M	PRCH		13	SLBC	130	1.000	130
7	M	PATO		13	Open Slab	228	1.000	228
Total Building Area						1,294		1,982



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	LOAFING SHED	10x12x8	Dirt	Formed Metal	120
	Qual 3	Cond 3	Year 2018	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 120) 818			818	229	589
	LNT0	LEAN-TO	18x24x10	Dirt	Formed Metal	432
	Qual 3	Cond 3	Year 2014	Eff Age 9		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (8.60 x 432) 3,715			3,715	1,672	2,043
	UTIL	Shop Building	24x30x10	Concrete	Formed Metal	720
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (31.47 x 720) 22,658			22,658	5,665	16,993
	LNT0	LEAN-TO	12x24x10	Dirt	Formed Metal	288
	Qual 3	Cond 3	Year 201	Eff Age 1369		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ 0% Func)	RCNLD
	Base Cost (8.75 x 288) 2,520			2,520		2,520



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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
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			27.468	144	144	3,955	3,955
HC	HECTOR STONY SANDY LOAM	NTV PST	20			.045	48	48	2	2
SO	SOGN SOILS	NTV PST	15			.387	36	36	14	14
SUC	SUMMIT SILTY CLAY LOAM 3-	NTV PST	67			1.113	161	161	179	179
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47			.277	113	113	31	31
NTV PST Totals						29.290			4,181	4,181
Total Agland						29.290			4,181	4,181