



# 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	660094902								
Parcel ID	24N18E-10-1-00000-000-0002								
Cadastral ID	10-24-18-02240								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	14 - CHELSEA RURAL								
Name ID	265011								
KINZER, DONALD G & LINDA J									
PO BOX 259 CHELSEA OK 74016-0000									
Parcel Location									
Situs	25834 E 307 PL								
Subdivision									
Lot/Block	/	Parcel Size	10.5 - Acres						
Sec/Twn/Rng	10 / 24 / 18 / 1								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.57089891 -95.36745801									
Building Permits									
NW SE SE & 20' SE NE SE & S 20'SW NE SE LESS W 236' THEREOF.									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	1754/236	KINZER, DONALD G & LINDA J	03/01/2006	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	0	Land Value	1,029	588	11%	65	Assessed	9,991	826.76
Year Frozen	2016	Improvements	157,885	90,233		9,926	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00
TIF Project ID	0	Total Value	158,914	90,821		9,991	Total Taxable	8,991	744.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660094902	KINZER, DONALD G & LINDA J			14	156,508	1000	8,991	744.00
2024	2024-660094902	KINZER, DONALD G & LINDA J			14	165,255	1000	8,990	759.00
2023	2023-660094902	KINZER, DONALD G & LINDA J			14	112,644	1000	8,990	766.00
2022	2022-660094902	KINZER, DONALD G & LINDA J			14	113,999	1000	8,990	761.00
2021	2021-660094902	KINZER, DONALD G & LINDA J			14	111,216	1000	8,990	762.00
2020	2020-660094902	KINZER, DONALD G & LINDA J			14	109,156	1000	8,990	762.00
2019	2019-660094902	KINZER, DONALD G & LINDA J			14	106,138	1000	8,990	772.00
2018	2018-660094902	KINZER, DONALD G & LINDA J			14	109,420	1000	8,990	768.00
2017	2017-660094902	KINZER, DONALD G & LINDA J			14	108,350	1000	8,990	771.00
2016	2016-660094902	KINZER, DONALD G & LINDA J			14	105,164	1000	8,990	783.00
2015	2015-660094902	KINZER, DONALD G & LINDA J			14	102,408	1000	8,699	749.00
2014	2014-660094902	KINZER, DONALD G & LINDA J			14	103,873	1000	8,417	750.00
2013	2013-660094902	KINZER, DONALD G & LINDA J			14	96,907	1000	8,143	722.00



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<b>Lot Data</b> - CHELSEA FOYIL RURAL (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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<b>Residential Data</b>	
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	1,593 / 1,593
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,593
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	900 Attached Garage - Unfinished
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	81.53	Total Misc Impr	+	15,409
Roofing Adj	+ 4.31	Garage Cost	+	19,236
Subfloor Adj	+ 0.00	Total RCN	=	199,855
Heat/Cool Adj	+ 10.09	Depreciation ( 21%)	-	41,970
Plumbing Adj	+ 7.78	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	157,885
Adj Base Cost	= 103.71	Lot Value	+	
Total Area	x 1,593	Indicated Value	=	157,885
Adjusted Cost	= 165,210	Value Per SqFt		99.11

**Value Reconciliation**

Selected Approach	Cost Approach		
Improvements	157,885		
Lot Value			
Indicated Value	157,885	99.11	Per SqFt
Agland Value	1,029		
Site Improvements			
Total Value	158,914	99.76	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	4,485.02		4,485
PRCH	SLAB PORCH - COVERED	26734	59x6		354	19.86		7,030
PRCH	SLAB PORCH - COVERED	26735	16x12		192	20.28		3,894



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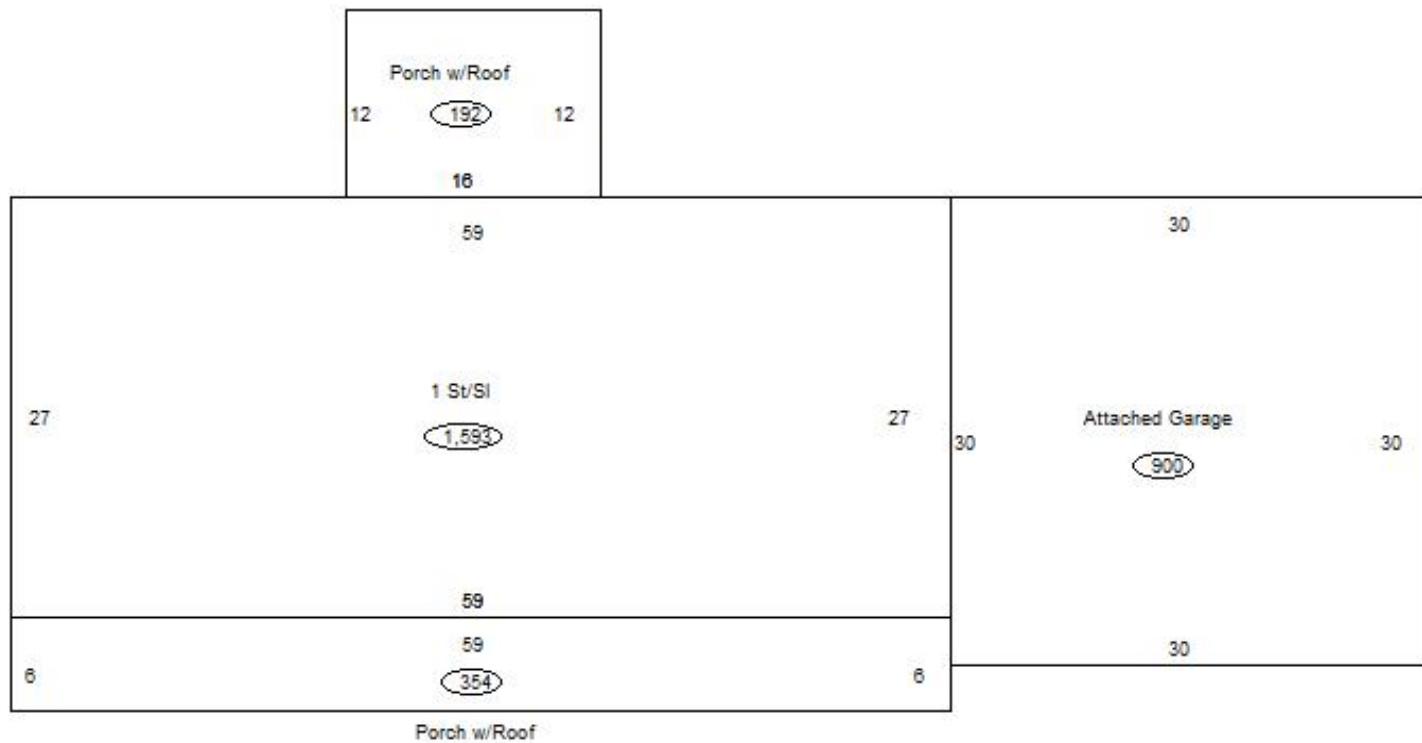
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### Sketch Image

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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	1,593	1.000	1,593
2	G	1		13	Attached Garage	900	1.000	900
3	M	PRCH		13	SLBC	354	1.000	354
4	M	PRCH		13	SLBC	192	1.000	192
<b>Total Building Area</b>						1,593		1,593



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 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
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35			10.500	98	98	1,029	1,029
<b>IMP PST Totals</b>						10.500			1,029	1,029
<b>Total Agland</b>						10.500			1,029	1,029