



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 660095447 Parcel ID 23N17E-16-3-00000-000-0001 Cadastral ID 16-23-17-01052 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 317839 DAVIS, CARL & DEBORAH PO BOX 445 CHELSEA OK 74016-0000 Parcel Location Situs 09451 S 4210 RD UNIT B Subdivision Lot/Block / Parcel Size 21.61 - Acres Sec/Twn/Rng 16 / 23 / 17 / 3 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																						
Legal Description Lat/Long: 36.47302174 -95.50403533																																																						
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																																								
Number	Description	Opened	Closed	Amount																																																		
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					2536/656	DAVIS, ADAM B &	03/11/2016	50,000	YES																																													
					2313/885	DAVIS, JERRY RAY	01/11/2013	0	4																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>95.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2017</td> <td>Land Value 4,548</td> <td>4,548</td> <td>11%</td> <td>500</td> <td>Assessed 6,362</td> <td>6,362</td> <td>609.10</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 153,601</td> <td>53,285</td> <td> </td> <td>5,862</td> <td>Penalty 0</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption 0</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 158,149</td> <td>57,833</td> <td> </td> <td>6,362</td> <td>Total Taxable 6,362</td> <td>6,362</td> <td>609.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax	Remove Cap	2017	Land Value 4,548	4,548	11%	500	Assessed 6,362	6,362	609.10	Year Frozen	0	Improvements 153,601	53,285		5,862	Penalty 0	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption 0	0	0.00	TIF Project ID	0	Total Value 158,149	57,833		6,362	Total Taxable 6,362	6,362	609.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660095447	DAVIS, CARL & DEBORAH	71	160,570	0	6,176	591.00																																															
2024	2024-660095447	DAVIS, CARL & DEBORAH	71	69,432	0	5,996	585.00																																															
2023	2023-660095447	DAVIS, CARL & DEBORAH	71	61,343	0	5,822	574.00																																															
2022	2022-660095447	DAVIS, CARL & DEBORAH	71	51,386	0	5,652	560.00																																															
2021	2021-660095447	DAVIS, CARL & DEBORAH	71	58,233	0	6,405	640.00																																															
2020	2020-660095447	DAVIS, CARL & DEBORAH	71	15,952	0	1,739	175.00																																															
2019	2019-660095447	DAVIS, CARL & DEBORAH	71	15,349	0	1,688	173.00																																															
2018	2018-660095447	DAVIS, CARL & DEBORAH	71	29,098	0	1,825	185.00																																															
2017	2017-660095447	DAVIS, CARL & DEBORAH	71	16,105	0	1,771	182.00																																															
2016	2016-660095447	DAVIS, CARL & DEBORAH	71	26,006	0	1,000	104.00																																															
2015	2015-660095447	DAVIS, ADAM B &	71	25,729	0	971	100.00																																															
2014	2014-660095447	DAVIS, ADAM B &	71	22,788	0	943	100.00																																															
2013	2013-660095447	DAVIS, ADAM B &	71	8,325	0	916	96.00																																															



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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size Lot Count 0 Units Buildable 0 Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value Factor Value Adjustments Lot Value		<p>660095447 11/20/24</p> <p>660095447_001.JPG 12/2/2024</p>

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	972 / 972
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1900 / 76

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code Adusted R Indicated Value

Direct Comparables
Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value

Cost Approach				Manual : 01/2025			
Base Cost	92.51	Total Misc Impr	+	2,258			
Roofing Adj	+ 4.17	Garage Cost	+				
Subfloor Adj	+ 2.39	Total RCN	=	108,235			
Heat/Cool Adj	+ 4.90	Depreciation (70%)	-	75,765			
Plumbing Adj	+ 5.05	Lump Sums	+	4,142			
Basement Adj	+ 0.00	RCNLD	=	36,612			
Adj Base Cost	= 109.03	Lot Value	+				
Total Area	x 972	Indicated Value	=	36,612			
Adjusted Cost	= 105,977	Value Per SqFt		37.67			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	36,612		
Lot Value			
Indicated Value	36,612	37.67	Per SqFt
Agland Value	4,548		
Site Improvements	116,989		
Total Value	158,149	162.70	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	84092	22x5		110	20.53		2,258
WODC	Wood Deck - Covered	162640	10x10		100	41.42		4,142



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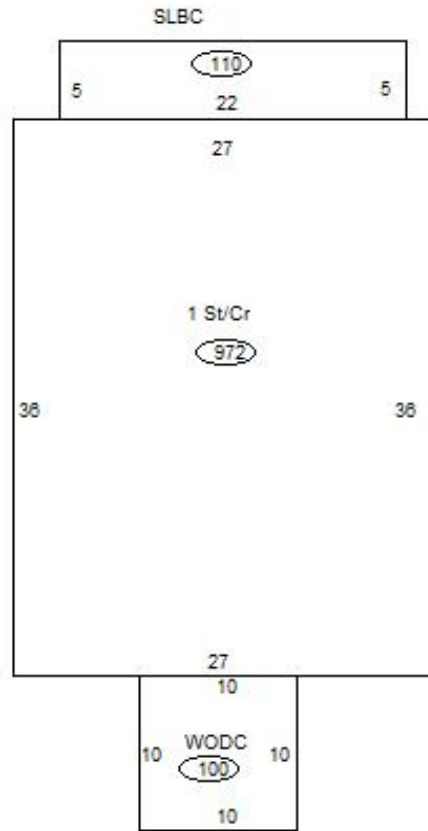
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	972	1.000	972
2	M	PRCH		13	SLBC	110	1.000	110
3	M	WODC		13	WODC	100	1.000	100
Total Building Area						972		972



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x40x8	Plank	Formed Metal	480
	Qual 3.5	Cond 3	Year 2021	Eff Age	4	
Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)		RCNLD
Base Cost (21.67 x 480)		10,402	10,402	1,976		8,426
	UTIL	Utility Building	24x36x8	Concrete	Formed Metal	864
	Qual 2	Cond 3	Year 2021	Eff Age	4	
Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)		RCNLD
Base Cost (30.60 x 864)		26,438	26,438	1,851		24,587
	UTIL	Utility Building	24x32x8	Concrete	Formed Metal	768
	Qual 2	Cond 3	Year 2021	Eff Age	4	
Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)		RCNLD
Base Cost (30.60 x 768)		23,501	23,501	1,645		21,856
	UTIL	SHOP BUILDING	50x40x10	Concrete	Formed Metal	2,000
	Qual 3	Cond	Year 2016	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
Base Cost (27.26 x 2,000)		54,520	54,520			54,520
	LNT0	LEAN TO - ATTACHED	50x10x10	Concrete	Formed Metal	500
	Qual 3	Cond	Year 2016	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
Base Cost (13.20 x 500)		6,600	6,600			6,600
	SHIP	Shipping/Storage Container	8x20x8			160
	Qual 0	Cond	Year 0	Eff Age	0	
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ 0% Func)		RCNLD
Base Cost (6.25 x 160)		1,000	1,000			1,000



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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
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			8.500	192	192	1,632	1,632
NTV PST Totals						8.500			1,632	1,632
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			.380	168	168	64	64
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			.730	224	224	164	164
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			8.000	224	224	1,792	1,792
OKB	OKEMAH SILTY CLAY LOAM 1-	IMP PST	80			4.000	224	224	896	896
IMP PST Totals						13.110			2,916	2,916
Total Agland						21.610			4,548	4,548