



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 660097589 Parcel ID 23N17E-11-2-00000-000-0001 Cadastral ID 11-23-17-01612 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 314461 BLOUNT, BENNIE P & MARTHA DELIGHT BLOUNT REVOCABLE LIVING TRUST 8181 S 4230 RD CHELSEA OK 74016-0000 Parcel Location Situs 08181 S 4230 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 11 / 23 / 17 / 2 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>660097589_001.JPG 11/24/2024</p>				
Legal Description Lat/Long: 36.49315547 -95.47045634									
SW NW NW					Building Permits				
					Number	Description	Opened	Closed	Amount
					R23 076	R24 NEW DTCH ACC BLDG 40X70	03/2023	10/2023	60,000
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
HV	Veteran	Yes	999,999	26,835	2430/427	CREW, JAMES JR	09/30/2014	152,500	YES
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax
Remove Cap	2015		Land Value 113,886	82,184	11%	9,040	Assessed	26,835	2,569.18
Year Frozen	0		Improvements 294,445	161,776		17,795	Penalty	0	
Uncapped Value	0		Mobile Home 0	0		0	Exemption	26,835	-2,220.00
TIF Project ID	0		Total Value 408,331	243,960		26,835	Total Taxable	0	349.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660097589	BLOUNT, BENNIE P &			71	380,549	26054		338.00
2024	2024-660097589	BLOUNT, BENNIE P &			71	361,412	25295		334.00
2023	2023-660097589	BLOUNT, BENNIE PAUL &			71	163,299	17963		240.00
2022	2022-660097589	BLOUNT, BENNIE PAUL &			71	163,108	17942		260.00
2021	2021-660097589	BLOUNT, BENNIE PAUL &			71	169,994	18700		282.00
2020	2020-660097589	BLOUNT, BENNIE PAUL &			71	146,769	15953		255.00
2019	2019-660097589	BLOUNT, BENNIE PAUL &			71	140,799	15488		257.00
2018	2018-660097589	BLOUNT, BENNIE PAUL &			71	144,487	15800		254.00
2017	2017-660097589	BLOUNT, BENNIE PAUL &			71	139,450	15340		256.00
2016	2016-660097589	BLOUNT, BENNIE PAUL &			71	136,190	14981		253.00
2015	2015-660097589	BLOUNT, BENNIE PAUL &			71	134,327	14776		246.00



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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size		
Lot Count	0	
Units Buildable	0	
Non-Ag Acres	9.9675	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	434,182.00 x .26 = 113,886	
Factor Value		
Adjustments	1.0000	
Lot Value	113,886	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,344 / 2,456
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,344
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1997 / 22



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	324,710	132.21	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	80.60	Total Misc Impr	+	0	
Roofing Adj	+ 2.68	Garage Cost	+		
Subfloor Adj	+ -1.26	Total RCN	=	247,024	
Heat/Cool Adj	+ 12.39	Depreciation (26%)	-	64,226	
Plumbing Adj	+ 6.18	Lump Sums	+	12,460	
Basement Adj	+ 0.00	RCNLD	=	195,258	
Adj Base Cost	= 100.58	Lot Value	+	113,886	
Total Area	x 2,456	Indicated Value	=	309,144	
Adjusted Cost	= 247,024	Value Per SqFt		125.87	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	195,258		
Lot Value	113,886		
Indicated Value	309,144	125.87	Per SqFt
Agland Value			
Site Improvements	99,187		
Total Value	408,331	166.26	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	102664	36x8		288	30.16		8,686
WODO	WOOD DECK - OPEN	147590	20x8		160	23.59		3,774



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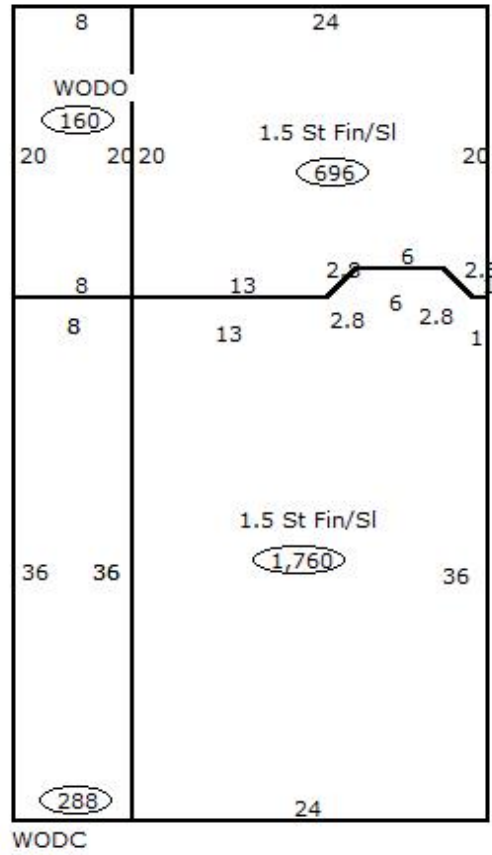
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	880	2.000	1,760
2	M	WODC		13	WODC	288	1.000	288
3	R	5	Slab	13	1.5 St Fin/Sl	464	1.500	696
4	M	WODO		13	WODO	160	1.000	160
Total Building Area						1,344		2,456



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	40x70x12	Concrete	Formed Metal	2,800
	Qual	4	Cond 4	Year 2023	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
	Base Cost (30.24 x 2,800)		84,672		84,672	2,540
	SHDS	Shed - Small	10x28x8	Plank	Formed Metal	280
	Qual	4.5	Cond 3	Year 2023	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (25.25 x 280)		7,070	9,467	16,537	1,654
	SHDS	Shed	8x10x6	Plank	Galvanized Metal	80
	Qual	2	Cond 2	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ 100% Func)	RCNLD
	Base Cost (24.87 x 80)		1,990		1,990	1,990
	CPDT	CARPORT	18x20x8	Dirt	Galvanized Metal	360
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (5.05 x 360)		1,818		1,818	1,254
	SHDS	Shed	10x16x8	Plank	Composition Shingle	160
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (24.52 x 160)		3,923		3,923	2,315