



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																								
<b>Account</b> 660097795 <b>Parcel ID</b> 24N17E-18-3-00000-000-0001 <b>Cadastral ID</b> 18-24-17-00610 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 14 - CHELSEA RURAL <b>Name ID</b> 304156 HUBLER, DUSTIN FARON &  TANAYIA INDIE 3725 S 4190 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 03725 S 4190 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 6.67 - Acres <b>Sec/Twn/Rng</b> 18 / 24 / 17 / 3 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS																													
										660097795_001.JPG 6/13/2024																			
Legal Description					Building Permits																								
Lat/Long: 36.55661951 -95.54206914 TR IN GOV'T LOT 4 DESC AS: COMM AT PT 33' N OF SW/C LOT 4; N ALG W/L 736.5' TO POB; E PAR TO S/L LOT4 525'; S 110'; E PAR S/L LOT 4 120'; N PAR W/L 540'; W PAR S/L 645' M/L TO WEST LINE SD LOT 4; S ALG W/L 430' TO POB.					<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>R18</td> <td>R20-NEW SHOP</td> <td>06/2017</td> <td>04/2019</td> <td></td> </tr> <tr> <td>R16</td> <td>R16-NEW SFR</td> <td>05/2015</td> <td>06/2015</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18	R20-NEW SHOP	06/2017	04/2019		R16	R16-NEW SFR	05/2015	06/2015						
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R18	R20-NEW SHOP	06/2017	04/2019																										
R16	R16-NEW SFR	05/2015	06/2015																										
Exemptions					Sale History																								
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Code	Type	Active	Maximum	Exemption																									
HV	Veteran	No	999,999																										
Bk/Pg	Grantor	Date	Price	Code																									
2451/962	HUBLER, TANAYIA INDIE REYNOLDS	01/28/2015	0	4																									
Parcel Valuation																													
Source		REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax																				
Remove Cap		0	Land Value 1,233	1,233	11%	136	Assessed	46,528	3,850.19																				
Year Frozen		0	Improvements 512,124	421,742		46,392	Penalty	0																					
Uncapped Value		0	Mobile Home 0	0		0	Exemption	0	0.00																				
TIF Project ID		0	Total Value 513,357	422,975		46,528	Total Taxable	46,528	3,850.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-660097795	HUBLER, DUSTIN FARON &			14	446,453	0	45,172	3,738.00																				
2024	2024-660097795	HUBLER, DUSTIN FARON &			14	469,681	0	43,857	3,702.00																				
2023	2023-660097795	HUBLER, DUSTIN FARON &			14	437,932	0	42,580	3,630.00																				
2022	2022-660097795	HUBLER, DUSTIN FARON &			14	442,010	0	41,339	3,498.00																				
2021	2021-660097795	HUBLER, DUSTIN FARON &			14	364,865	0	40,136	3,402.00																				
2020	2020-660097795	HUBLER, DUSTIN FARON &			14	358,001	0	39,029	3,310.00																				
2019	2019-660097795	HUBLER, DUSTIN FARON &			14	317,333	34907	33,907	2,912.00																				
2018	2018-660097795	HUBLER, DUSTIN FARON &			14	326,564	1000	34,922	2,983.00																				
2017	2017-660097795	HUBLER, DUSTIN FARON &			14	323,486	1000	34,190	2,932.00																				
2016	2016-660097795	HUBLER, DUSTIN FARON &			14	310,983	1000	33,165	2,890.00																				
2015	2015-660097795	HUBLER, DUSTIN FARON &			14	817	0	90	8.00																				



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<b>Lot Data</b>	
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	



<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,986 / 3,469
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,986
Fixture/RghIn	19 /
Bed/F/H Bath	4 / 4.5 /
Basement Area	
Garage Type	720 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2015 / 8

<b>GRM Approach</b>	
GRM Code	
Gross Rent	0.00
Indicated Value	

<b>Multiple Regression</b>	
MRA Code	
Adjusted R	
Indicated Value	

<b>Direct Comparables</b>	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	98.16	Total Misc Impr	+ 27,178
Roofing Adj	+ 4.76	Garage Cost	+ 32,048
Subfloor Adj	+ -3.68	Total RCN	= 492,053
Heat/Cool Adj	+ 15.98	Depreciation ( 8%)	- 39,364
Plumbing Adj	+ 9.56	Lump Sums	+ 4,967
Basement Adj	+ 0.00	RCNLD	= 457,656
Adj Base Cost	= 124.77	Lot Value	+ 131.93
Total Area	x 3,469	Indicated Value	= 457,656
Adjusted Cost	= 432,827	Value Per SqFt	131.93

<b>Value Reconciliation</b>			
Selected Approach	Cost Approach		
Improvements	457,656		
Lot Value			
Indicated Value	457,656	131.93	Per SqFt
Agland Value	1,233		
Site Improvements	54,468		
Total Value	513,357	147.98	Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	7,098.99		14,198
PRCH	SLAB PORCH - COVERED	123012		345	345	31.16		10,750
PRCH	SLAB PORCH - COVERED	123013		69	69	32.32		2,230
BALW	BALCONY - WOOD	123015		12x12	144	34.49		4,967



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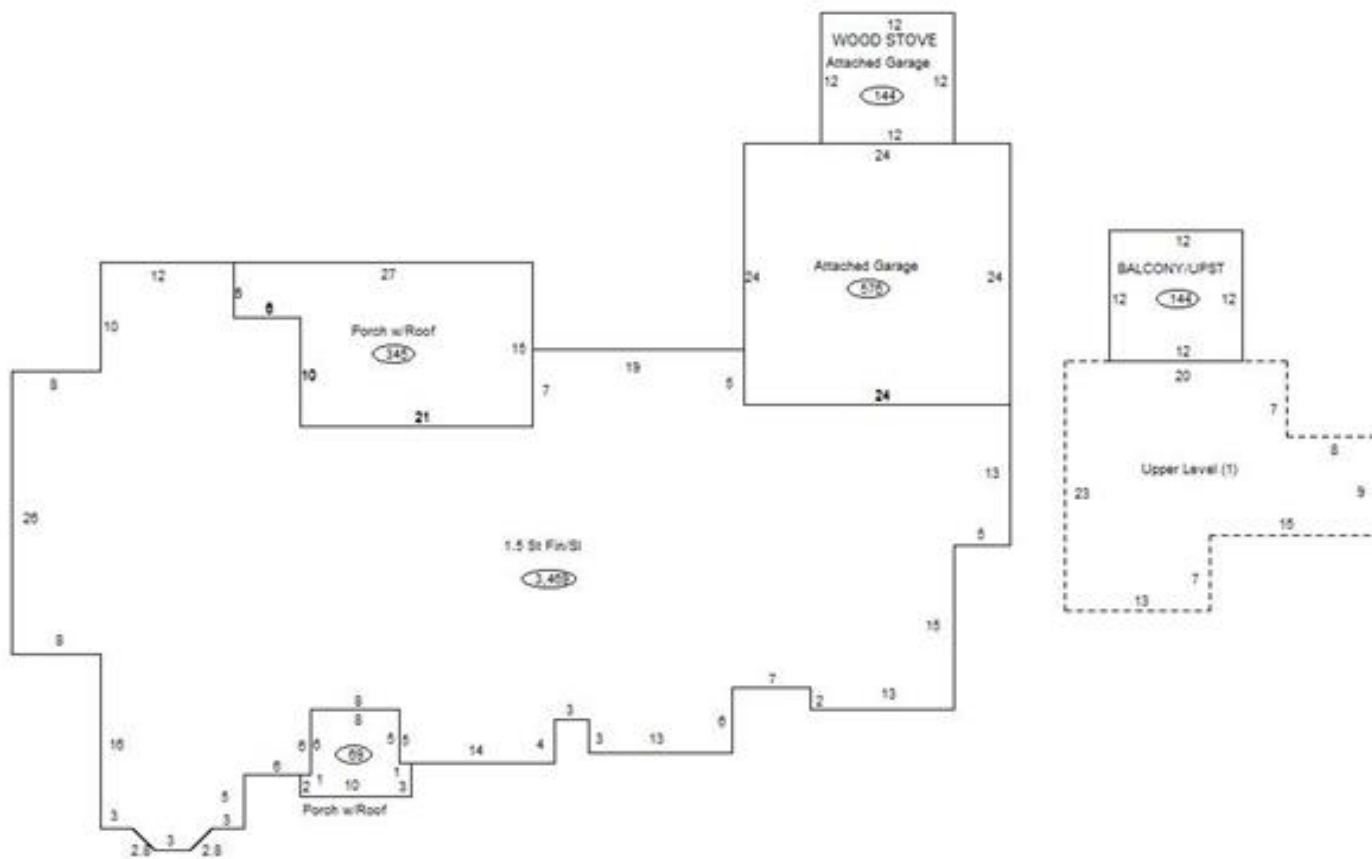
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### Sketch Image

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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/SI	2,986	1.162	3,469
2	U	^UL		13	Upper Level (1)	483	1.000	483
3	M	PRCH		13	SLBC	345	1.000	345
4	M	PRCH		13	SLBC	69	1.000	69
5	G	1		13	Attached Garage	576	1.000	576
6	M	BALW		13	Balcony	144	1.000	144
7	G	1		13	Attached Garage	144	1.000	144
8	N	0		13	WOOD STOVE		0.000	
<b>Total Building Area</b>						<b>2,986</b>		<b>3,469</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	60x30x0			1,800
	Qual	Cond	Year	2019	Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30.26 x 1,800)	54,468		54,468	54,468



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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
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			7.340	108	108	793	793
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80			.400	192	192	77	77
SUC	SUMMIT SILTY CLAY LOAM 3-	NTV PST	67			2.260	161	161	363	363
<b>NTV PST Totals</b>						10.000			1,233	1,233
<b>Total Agland</b>						10.000			1,233	1,233