



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 660099039 Parcel ID 23N17E-17-1-00000-000-0002 Cadastral ID 17-23-17-00720 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 346936 SPEARS, DOUGLAS & MARLENE 9254 S 4210 RD CHELSEA OK 74016-0000 Parcel Location Situs 09254 S 4210 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 17 / 23 / 17 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS				<p>\\tsclient\Z\BUFFY\BUFFY NEW CONST\08092021\IMG_0017.JPG 8/9/2021</p>						
Legal Description Lat/Long: 36.47629481 -95.50971004										
S2 N2 SE NE				Building Permits						
				Number	Description	Opened	Closed	Amount		
				R20	R22- NEW SFR	08/2020	08/2021			
				R20 000128	R21- NEW 30X50 DTCH ACC BLDG	04/2020	08/2020	14,200		
				R18	R18-SPLIT	07/2016	11/2017			
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	CHAPLIN, JEFFEREY S & PEGGY L	04/03/2025	475,000	YES	
					2512/260	BOHL, BETHANY P	11/11/2015	35,000	YES	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax	
Remove Cap	2026		Land Value	113,926	113,926	11%	12,532	Assessed	52,890	5,063.69
Year Frozen	0		Improvements	366,888	366,888		40,358	Penalty	0	
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0		Total Value	480,814	480,814		52,890	Total Taxable	52,890	5,064.00
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660099039	SPEARS, DOUGLAS & MARLENE			71	511,296	0	43,532	4,167.00	
2024	2024-660099039	CHAPLIN, JEFFEREY S & PEGGY L			71	530,849	0	41,459	4,046.00	
2023	2023-660099039	CHAPLIN, JEFFEREY S & PEGGY L			71	358,953	0	39,485	3,894.00	
2022	2022-660099039	CHAPLIN, JEFFEREY S & PEGGY L			71	364,243	0	38,382	3,804.00	
2021	2021-660099039	CHAPLIN, JEFFEREY S & PEGGY L			71	120,255	0	9,971	995.00	
2020	2020-660099039	CHAPLIN, JEFFEREY S & PEGGY L			71	91,261	0	6,587	664.00	
2019	2019-660099039	CHAPLIN, JEFFEREY S & PEGGY L			71	85,248	0	6,274	643.00	
2018	2018-660099039	CHAPLIN, JEFFEREY S & PEGGY L			71	88,453	0	5,975	606.00	
2017	2017-660099039	CHAPLIN, JEFFEREY S & PEGGY L			71	36,250	0	222	23.00	
2016	2016-660099039	CHAPLIN, JEFFEREY S & PEGGY L			71	1,920	0	211	22.00	



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Lot Data		Square-Foot - NBHD 4050 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	434,325.00 x .26 = 113,926	
Factor Value		
Adjustments	1.0000	
Lot Value	113,926	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,969 / 1,969
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,969
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	370,626	188.23	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	105.70	Total Misc Impr	+ 9,125
Roofing Adj	+ 4.62	Garage Cost	+ 18,943
Subfloor Adj	+ -2.17	Total RCN	= 280,612
Heat/Cool Adj	+ 12.39	Depreciation (4%)	- 11,224
Plumbing Adj	+ 7.72	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 269,388
Adj Base Cost	= 128.26	Lot Value	+ 113,926
Total Area	x 1,969	Indicated Value	= 383,314
Adjusted Cost	= 252,544	Value Per SqFt	194.67

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	269,388		
Lot Value	113,926		
Indicated Value	383,314	194.67	Per SqFt
Agland Value			
Site Improvements	97,500		
Total Value	480,814	244.19	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	150457	23x4		92	26.11		2,402
PRCH	Slab Porch - Covered	150458	16x10		160	25.90		4,144
PATO	Slab Porch - Open	150459	16x4		64	11.25		720
PATO	Slab Porch - Open	150460	16x11		176	10.56		1,859



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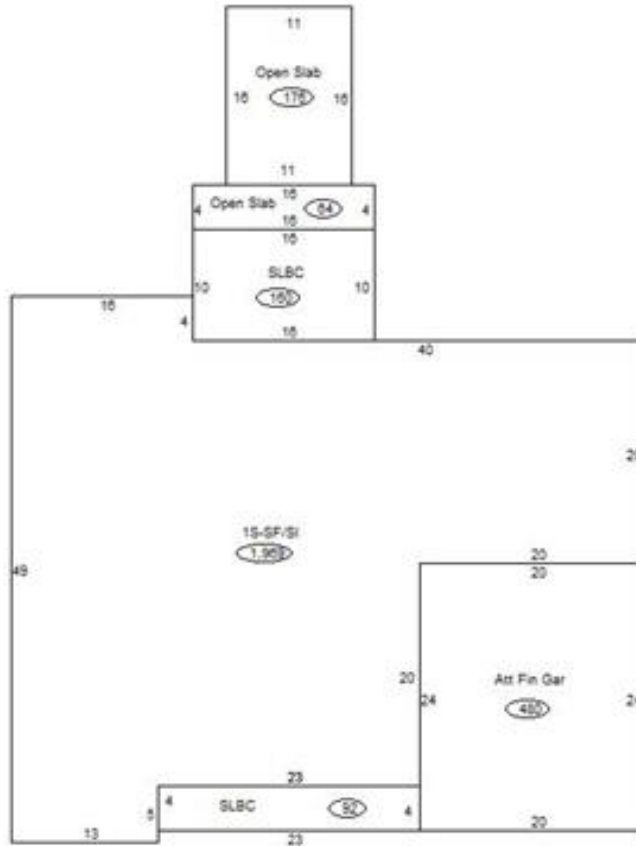
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Sketch Image

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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	1S-SF/SI	1,969	1.000	1,969
2	M	PRCH		13	SLBC	92	1.000	92
3	M	PRCH		13	SLBC	160	1.000	160
4	M	PATO		13	Open Slab	64	1.000	64
5	M	PATO		13	Open Slab	176	1.000	176
6	G	5		13	Att Fin Gar	480	1.000	480
Total Building Area						1,969		1,969



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GF	GAZEBO FAIR	0x0x0			1
	Qual	3	Cond 3	Year 2021	Eff Age	
	Valuation Summary Base Cost (2,950.00 x 1) 2,950		Modifier Total	RCN 2,950	Depr (0% Phys/ % Func)	RCNLD 2,950
	BARN	BARN	50x30x0			1,500
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary Base Cost (9.80 x 1,500) 14,700		Modifier Total	RCN 14,700	Depr (20% Phys/ % Func) 2,940	RCNLD 11,760
	UTIL	SHOP BUILDING	80x40x0			3,200
	Qual	3.5	Cond 3	Year 2017	Eff Age 7	
	Valuation Summary Base Cost (29.04 x 3,200) 92,928		Modifier Total	RCN 92,928	Depr (13% Phys/ % Func) 12,081	RCNLD 80,847
	PRCH	SLAB PORCH - COVERED	12x10x0			120
	Qual	3	Cond 3	Year 2017	Eff Age 7	
	Valuation Summary Base Cost (26.55 x 120) 3,186		Modifier Total	RCN 3,186	Depr (39% Phys/ % Func) 1,243	RCNLD 1,943