




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 660100320 Parcel ID 23N17E-12-2-00000-000-0001 Cadastral ID 12-23-17-00910 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 321637 PARKS, BENJAMIN & GABRIELLE 8201 S 4240 RD CHELSEA OK 74016-0000 Parcel Location Situs 08201 S 4240 RD Subdivision Lot/Block / Parcel Size 2.22 - Acres Sec/Twn/Rng 12 / 23 / 17 / 2 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS	 <p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-08-26\IMG_003: 8/26/2020</p>																				
Legal Description Lat/Long: 36.49252144 -95.45283959 S 220' W 440' SW NW NW	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>R18</td> <td>R18-SPLIT</td> <td>06/2017</td> <td>10/2017</td> <td></td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	R18	R18-SPLIT	06/2017	10/2017											
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R18	R18-SPLIT	06/2017	10/2017																		
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2624/496</td> <td>PARKS, JOHNNY WAYNE &</td> <td>04/10/2017</td> <td>0</td> <td>4</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	2624/496	PARKS, JOHNNY WAYNE &	04/10/2017	0	4
Code	Type	Active	Maximum	Exemption																	
H	Homestead	Yes	1,000	1,000																	
Bk/Pg	Grantor	Date	Price	Code																	
2624/496	PARKS, JOHNNY WAYNE &	04/10/2017	0	4																	

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax	
Remove Cap	0	Land Value 373	373	11%	41	Assessed	13,650	1,306.85	
Year Frozen		Improvements 194,996	123,711		13,609	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-83.00	
TIF Project ID	0	Total Value 195,369	124,084		13,650	Total Taxable	12,650	1,224.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660100320	PARKS, BENJAMIN & GABRIELLE	71	191,333	1000	12,252	1,186.00	
2024	2024-660100320	PARKS, BENJAMIN & GABRIELLE	71	145,571	1000	11,866	1,171.00	
2023	2023-660100320	PARKS, BENJAMIN & GABRIELLE	71	125,888	1000	11,491	1,146.00	
2022	2022-660100320	PARKS, BENJAMIN & GABRIELLE	71	127,189	1000	11,127	1,117.00	
2021	2021-660100320	PARKS, BENJAMIN & GABRIELLE	71	107,427	1000	10,774	1,090.00	
2020	2020-660100320	PARKS, BENJAMIN	71	103,921	1000	10,431	1,068.00	
2019	2019-660100320	PARKS, BENJAMIN	71	100,941	1000	10,103	1,052.00	
2018	2018-660100320	PARKS, BENJAMIN	71	103,063	1000	10,337	1,065.00	
2017	2017-660100320	PARKS, BENJAMIN	71	373	0	41	5.00	



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Lot Data	
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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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,386 / 1,386
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2017 / 7

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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	147,491		
Lot Value			
Indicated Value	147,491	106.41	Per SqFt
Agland Value	373		
Site Improvements	47,505		
Total Value	195,369	140.96	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	85.76	Total Misc Impr	+ 0
Roofing Adj	+ 4.55	Garage Cost	+ 0
Subfloor Adj	+ 2.25	Total RCN	= 154,678
Heat/Cool Adj	+ 10.09	Depreciation (8%)	- 12,374
Plumbing Adj	+ 8.95	Lump Sums	+ 5,187
Basement Adj	+ 0.00	RCNLD	= 147,491
Adj Base Cost	= 111.60	Lot Value	+ 147,491
Total Area	x 1,386	Indicated Value	= 147,491
Adjusted Cost	= 154,678	Value Per SqFt	106.41

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	136614	12x8		96	41.73		4,006
WODC	Wood Deck - Covered	162282	5x5		25	47.22		1,181



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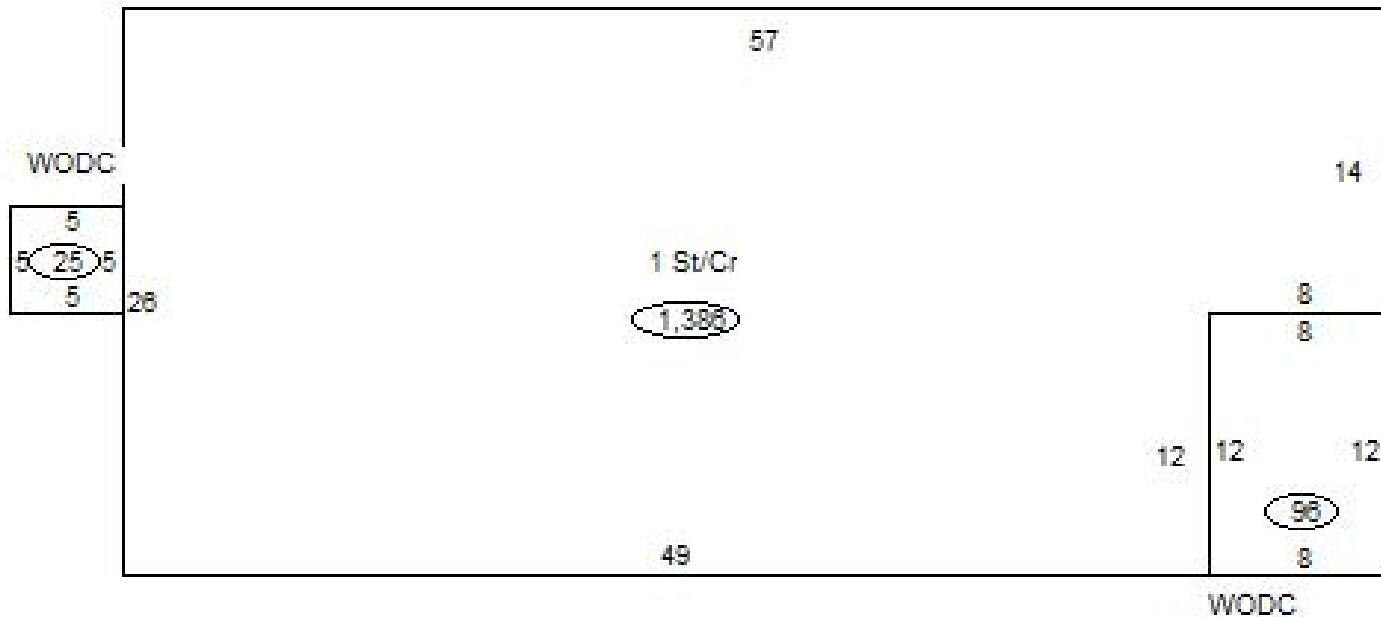
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Sketch Image

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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	1,386	1.000	1,386
2	M	WODC		13	WODC	96	1.000	96
3	M	WODC		13	WODC	25	1.000	25
Total Building Area						1,386		1,386



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building	50x30x10	Concrete	Formed Metal	1,500	
Qual	3.5	Cond 3	Year 2024	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
Base Cost (31.61 x 1,500)	47,415	47,415	1,422	45,993

SHDS	Shed - Small	8x12x6	Plank	Galvanized Metal	96
Qual	2	Cond 2	Year 2020	Eff Age 6	

Valuation Summary	Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
Base Cost (21.88 x 96)	2,100	2,100	588	1,512



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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
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			2.220	168	168	373	373
IMP PST Totals						2.220			373	373
Total Agland						2.220			373	373