



# 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	660102997																		
Parcel ID	24N17E-22-2-00000-001-0000																		
Cadastral ID	22-24-17-01140																		
Property Type	REAL - Real Property																		
Property Class	RA	VI Area	2																
Tax Area	14 - CHELSEA RURAL																		
Name ID	328336																		
DICKS, TONEY L JR & KODY M																			
4323 S 4220 RD CHELSEA OK 74016-0000																			
Parcel Location																			
Situs	04323 S 4220 RD																		
Subdivision																			
Lot/Block	/	Parcel Size	10 - Acres																
Sec/Twn/Rng	22 / 24 / 17 / 2																		
Neighborhood	4050 - CHELSEA FOYIL RURAL																		
School District	S003 - CHELSEA SCHOOLS																		
Legal Description Lat/Long: 36.54759341 -95.48692337																			
TR DESC AS BEG SW/C NW; E 500' TO POB; E 544.5'; N 800'; W 544.5'; S 800' TO POB.																			
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																			
<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> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	H	Homestead	No	1,000	
Code	Type	Active	Maximum	Exemption															
H	Homestead	Yes	1,000	1,000															
H	Homestead	No	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>/</td> <td>DICKS, WILLIAM L &amp; BARBARA S &amp;</td> <td>08/26/2019</td> <td>0</td> <td>4</td> </tr> <tr> <td>/</td> <td>DICKS, WILLIAM L &amp;</td> <td>06/26/2019</td> <td>0</td> <td>4</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	DICKS, WILLIAM L & BARBARA S &	08/26/2019	0	4	/	DICKS, WILLIAM L &	06/26/2019	0	4
Bk/Pg	Grantor	Date	Price	Code															
/	DICKS, WILLIAM L & BARBARA S &	08/26/2019	0	4															
/	DICKS, WILLIAM L &	06/26/2019	0	4															
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax											
Remove Cap	0	Land Value	792	792	11%	Assessed	21,048	1,741.72											
Year Frozen	2014	Improvements	223,083	190,560		Penalty	0												
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-83.00											
TIF Project ID	0	Total Value	223,875	191,352		Total Taxable	20,048	1,659.00											
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660102997	DICKS, TONEY L JR &	14	201,239	1000	19,435	1,608.00												
2024	2024-660102997	DICKS, TONEY L JR &	14	208,244	1000	18,840	1,590.00												
2023	2023-660102997	DICKS, TONEY L JR &	14	177,917	1000	18,263	1,557.00												
2022	2022-660102997	DICKS, TONEY L JR &	14	173,671	1000	17,702	1,498.00												
2021	2021-660102997	DICKS, TONEY L JR &	14	165,064	1000	17,157	1,454.00												
2020	2020-660102997	DICKS, TONEY L JR &	14	160,728	0	17,525	1,486.00												
2019	2019-660102997	DICKS, TONEY L JR &	14	154,679	1000	16,015	1,375.00												



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<b>Lot Data</b> - CHELSEA FOYIL RURAL (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
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	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,800 / 2,350
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,800
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2000 / 20

<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	87.67	Total Misc Impr	+ 20,405
Roofing Adj	+ 3.36	Garage Cost	+
Subfloor Adj	+ -1.64	Total RCN	= 278,741
Heat/Cool Adj	+ 12.39	Depreciation ( 23%)	- 64,110
Plumbing Adj	+ 8.14	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 214,631
Adj Base Cost	= 109.93	Lot Value	+
Total Area	x 2,350	Indicated Value	= 214,631
Adjusted Cost	= 258,336	Value Per SqFt	91.33

<b>Value Reconciliation</b>	
Selected Approach	Cost Approach
Improvements	214,631
Lot Value	
Indicated Value	214,631
Agland Value	792
Site Improvements	8,452
Total Value	223,875
	91.33 Per SqFt
	95.27 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		1	1	5,503.09		5,503
SHLT	STORM SHELTER	0		1	2013	0.00		
PRCH	SLAB PORCH - COVERED	47448	525		525	24.81		13,025
PATO	SLAB PORCH - OPEN	47449	7x4		28	11.25		315
PATO	SLAB PORCH - OPEN	47450	18x8		144	10.85		1,562



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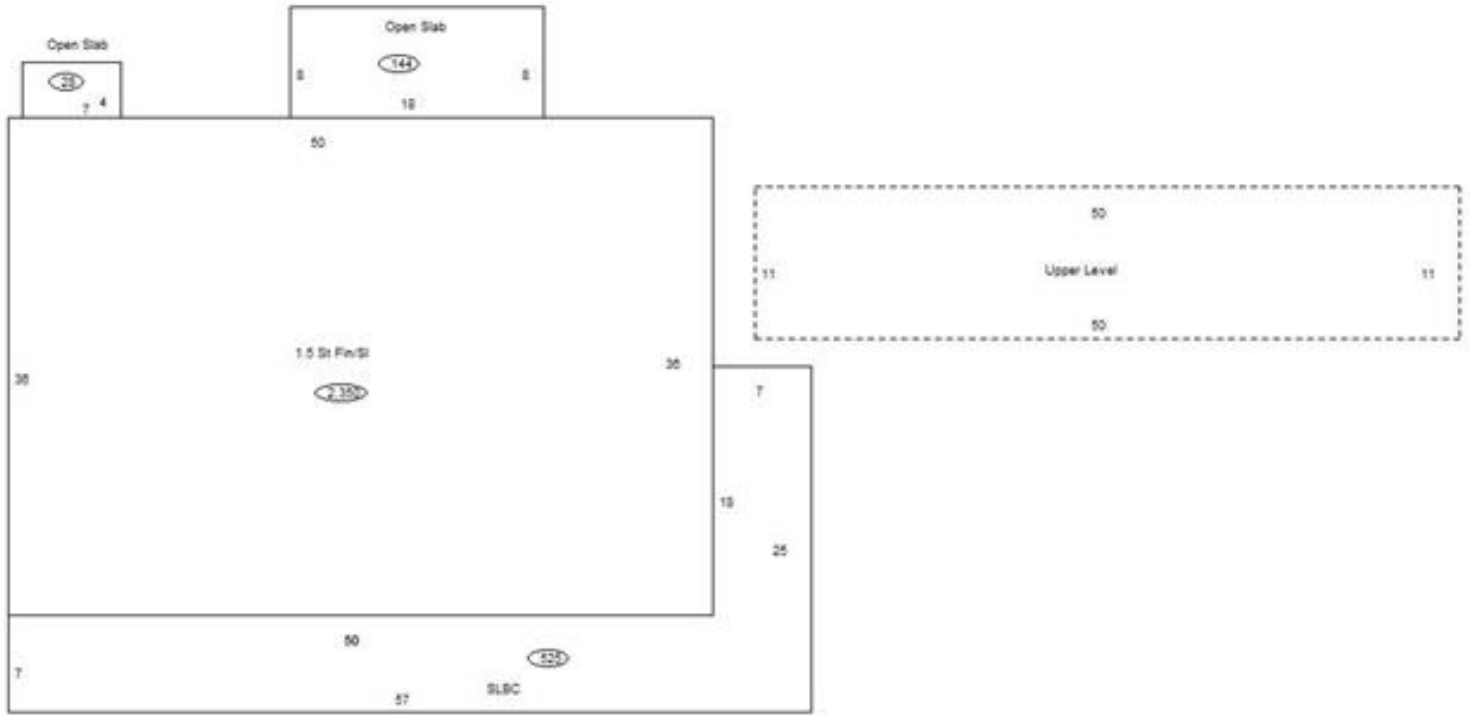
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,800	1.306	2,350
2	M	PRCH		10	SLBC	525	1.000	525
3	M	PATO		10	Open Slab	28	1.000	28
4	M	PATO		10	Open Slab	144	1.000	144
5	U	^UL	Overhang	10	Upper Level	550	1.000	550
<b>Total Building Area</b>						<b>1,800</b>		<b>2,350</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	MS	MECH SHED	20x20x0			400	
	Qual	3	Cond 3	Year	2020	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (5.85 x 400)		2,340			2,340	234	2,106
	BNGP	Barn - General Purpose	16x36x0		Base	576	
	Qual	3	Cond 3	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (22.26 x 576)		12,822			12,822	9,617	3,205
	SHDS	Shed - Small	0x0x0		Base		
	Qual	3	Cond	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (39.31 x )							
	BNGP	Barn - General Purpose	16x30x0		Base	480	
	Qual	3	Cond 2	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (26.18 x 480)		12,566			12,566	9,425	3,141



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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%	TMBR	45			6.000	81	81	486	486
SO	SOGN SOILS	TMBR	15			2.000	27	27	54	54
<b>TMBR Totals</b>						8.000			540	540
CMB	CLAREMORE SILT LOAM 0-3%	IMP PST	45			2.000	126	126	252	252
<b>IMP PST Totals</b>						2.000			252	252
<b>Total Agland</b>						10.000			792	792