



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image				
Account	660108244								
Parcel ID	23N17E-35-4-00000-002-0000								
Cadastral ID	35-23-17-04510								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 2							
Tax Area	71 - CHELSEA RURAL/FOYIL FIRE								
Name ID	348293								
WILSON, DONNA & JACOB M KWIATKOWSKI & TYLER R WILSON 20463 E 410 RD CHELSEA OK 74016-0000									
Parcel Location									
Situs	20463 E 410 RD								
Subdivision									
Lot/Block	/	Parcel Size	2.5 - Acres						
Sec/Twn/Rng	35 / 23 / 17 / 4								
Neighborhood	4070 - FOYIL SEQUOYAH AREA								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.42408904 -95.46218346									
S 622' W 350' W2 SE LESS E 175' THEREOF.									
Building Permits									
Number	Description	Opened	Closed	Amount					
S23	S24 SPLIT	07/2023	12/2023						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
PD	Add-Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	WILSON, DONNA	09/03/2025	0	4					
/	MILLER, AVA MARIE &	01/05/2024		6					
/	WILSON, RAYMOND &	06/29/2023	32,000	WG					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax	
Remove Cap		Land Value	50,027	23,325	11%	2,566	Assessed	4,159 398.18	
Year Frozen	2017	Improvements	13,154	6,133		674	Penalty	0	
Uncapped Value	0	Mobile Home	17,923	8,356		919	Exemption	2,000 -165.00	
TIF Project ID	0	Total Value	81,104	37,814		4,159	Total Taxable	2,159 233.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660108244	WILSON, DONNA &	71	80,047	2000	2,160	233.00		
2024	2024-660108244	WILSON, RAYMOND &	71	37,814	0	2,159	237.00		
2023	2023-660108244	MILLER, AVA MARIE &	71	47,031	2000	2,160	240.00		



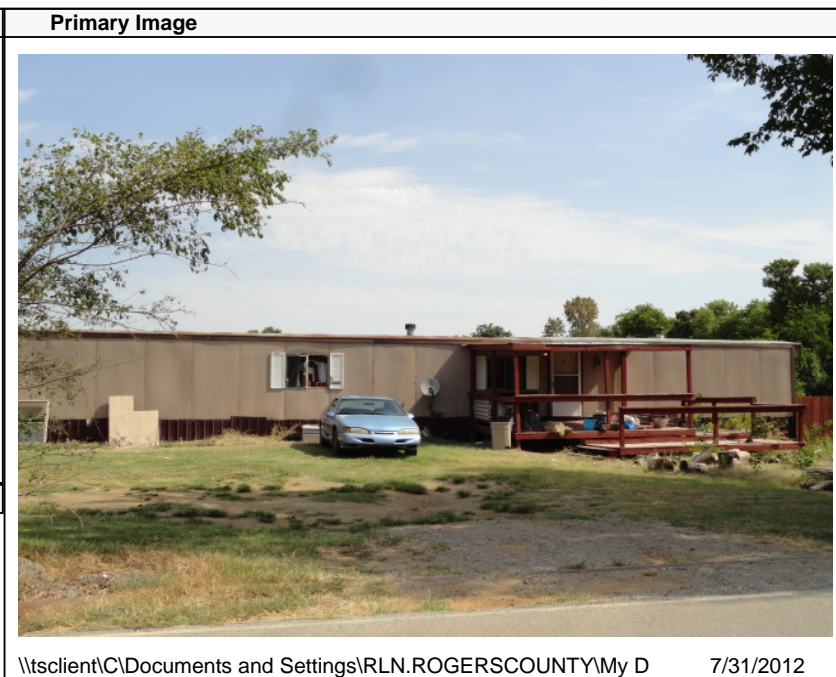
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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	2.5939		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	112,989.00 x .44 = 50,027		
Factor Value			
Adjustments	1.0000		
Lot Value	50,027		



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Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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	

Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 50,027
Total Area	x	Indicated Value	= 50,027
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	50,027		
Indicated Value	50,027	0.00	Per SqFt
Agland Value			
Site Improvements	9,275		
Total Value	59,302	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	6x10x6	Paved-Asphalt	Formed Metal	60
	Qual	2	Cond 2	Year 2015	Eff Age 11	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
	Base Cost (27.52 x 60)		1,651		1,651	1,651
	SHDS	Shed - Small	10x18x7	Dirt	Formed Metal	180
	Qual	1.5	Cond 2	Year 2010	Eff Age 16	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
	Base Cost (12.15 x 180)		2,187		2,187	2,187
	UTIL	SHOP BUILDING	24x24x8	Concrete	Formed Metal	576
	Qual	2	Cond 2	Year 2008	Eff Age 18	
	Valuation Summary		Modifier Total		RCN	Depr (43% Phys/ % Func)
	Base Cost (28.25 x 576)		16,272		16,272	6,997
						9,275



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 76 x 16
Condition	2 - Fair
Quality	2 - Fair
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,216 / 1,216
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2001 / 25

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	

Cost Approach				Manual : 01/2025			
Base Cost	30.47	Total Misc Impr	+	0			
Roofing Adj	+ 2.50	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	52,714			
Heat/Cool Adj	+ 3.27	Depreciation (66%)	-	34,791			
Plumbing Adj	+ 7.11	Lump Sums	+	3,362			
Basement Adj	+ 0.00	RCNLD	=	21,285			
Adj Base Cost	= 43.35	Lot Value	+				
Total Area	x 1,216	Indicated Value	=	21,285			
Adjusted Cost	= 52,714	Value Per SqFt		17.50			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	21,285		
Lot Value			
Indicated Value	21,285	17.50	Per SqFt
Agland Value			
Site Improvements			
Total Value	21,285	17.50	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	132588	24x8		192	35.02	50%	3,362



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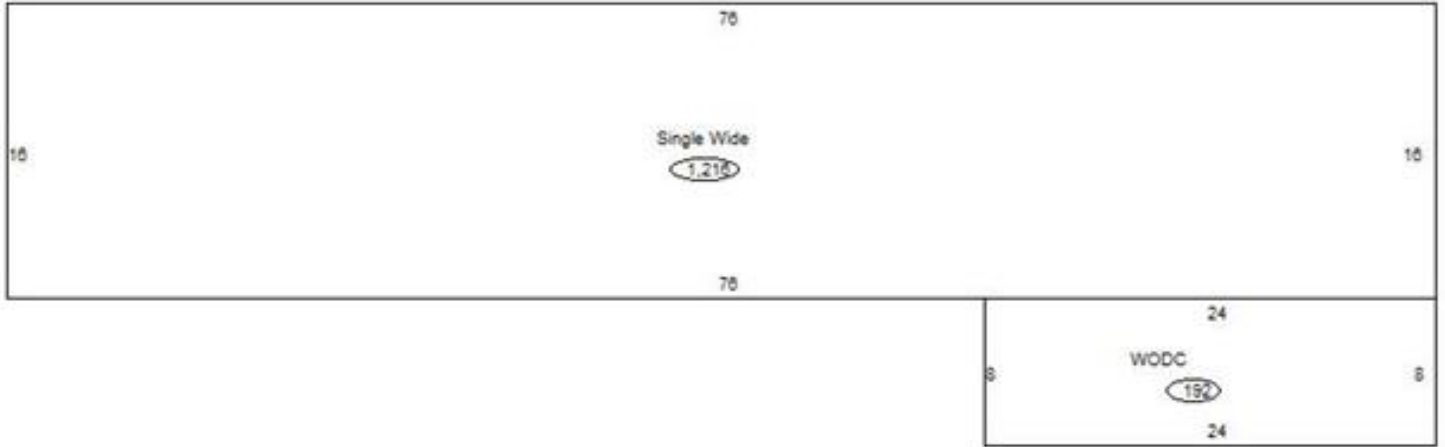
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Single Wide	1,216	1.000	1,216
2	M	WODC		10	WODC	192	1.000	192
Total Building Area						1,216		1,216



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Lot Data		Primary Image	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method			
Base Lot Value			
Factor Value		\\tsclient\C\Users\Randy Necessary\Pictures\2020-12-09\IMG_003 12/15/2020	
Adjustments		GRM Approach	
Lot Value		GRM Code Gross Rent 0.00 Indicated Value	
Residential Data		Multiple Regression	
Type		MRA Code Adjusted R Indicated Value	
Condition	-	Direct Comparables	
Quality	-	Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value	
Architecture		Value Reconciliation	
Style		Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Agland Value Site Improvements 517 Total Value 517 0.00 Total Value Per SqFt	
Exterior Wall			
Base/Total Area /			
Style			
HVAC			
Roof Cover			
Area on Slab			
Fixture/RghIn /			
Bed/F/H Bath / /			
Basement Area			
Garage Type			
Remodel			
Year/Eff Age /			
Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STG	Stage, Live Perf	72x28x0			2,016
	Qual	Cond	Year	2021	Eff Age	

Valuation Summary		Modifier Total	RCN	Depr (99% Phys/ % Func)	RCNLD
Base Cost (25.65 x 2,016)	51,710		51,710	51,193	517