




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 660001028 Parcel ID 23N17E-01-4-00000-000-0000 Cadastral ID 01-23-17-00800 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 260778 PARKS, TIM & TIMALYN 21254 E 360 RD CHELSEA OK 74016-0000 Parcel Location Situs 21599 E 360 RD Subdivision Lot/Block / Parcel Size 2.42 - Acres Sec/Twn/Rng 1 / 23 / 17 / 4 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					 <p>660001028_001.JPG 11/23/2024</p>																																																																																																																				
Legal Description E 160' SW SW SE Lat/Long: 36.49666757 -95.44266553																																																																																																																									
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Lot Data - 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	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Plywood or Hardboard 10% Veneer, N
Base/Total Area	1,644 / 1,644
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	404 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1964 / 47

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	93.22	Total Misc Impr	+ 7,249
Roofing Adj	+ 4.35	Garage Cost	+ 11,545
Subfloor Adj	+ 1.13	Total RCN	= 209,761
Heat/Cool Adj	+ 11.24	Depreciation (54%)	- 113,271
Plumbing Adj	+ 6.22	Lump Sums	+ 10,649
Basement Adj	+ 0.00	RCNLD	= 107,139
Adj Base Cost	= 116.16	Lot Value	+ 107,139
Total Area	x 1,644	Indicated Value	= 107,139
Adjusted Cost	= 190,967	Value Per SqFt	65.17

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	107,139		
Lot Value			
Indicated Value	107,139	65.17	Per SqFt
Agland Value	468		
Site Improvements	71,681		
Total Value	179,288	109.06	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,994.06		4,994
PRCH	SLAB PORCH - COVERED	2807	16x6		96	23.49		2,255
WODO	Wood Deck - Open	2808	24x4		96	25.30		2,429
WODC	Wood Deck - Covered	161883	24x12		288	28.54		8,220



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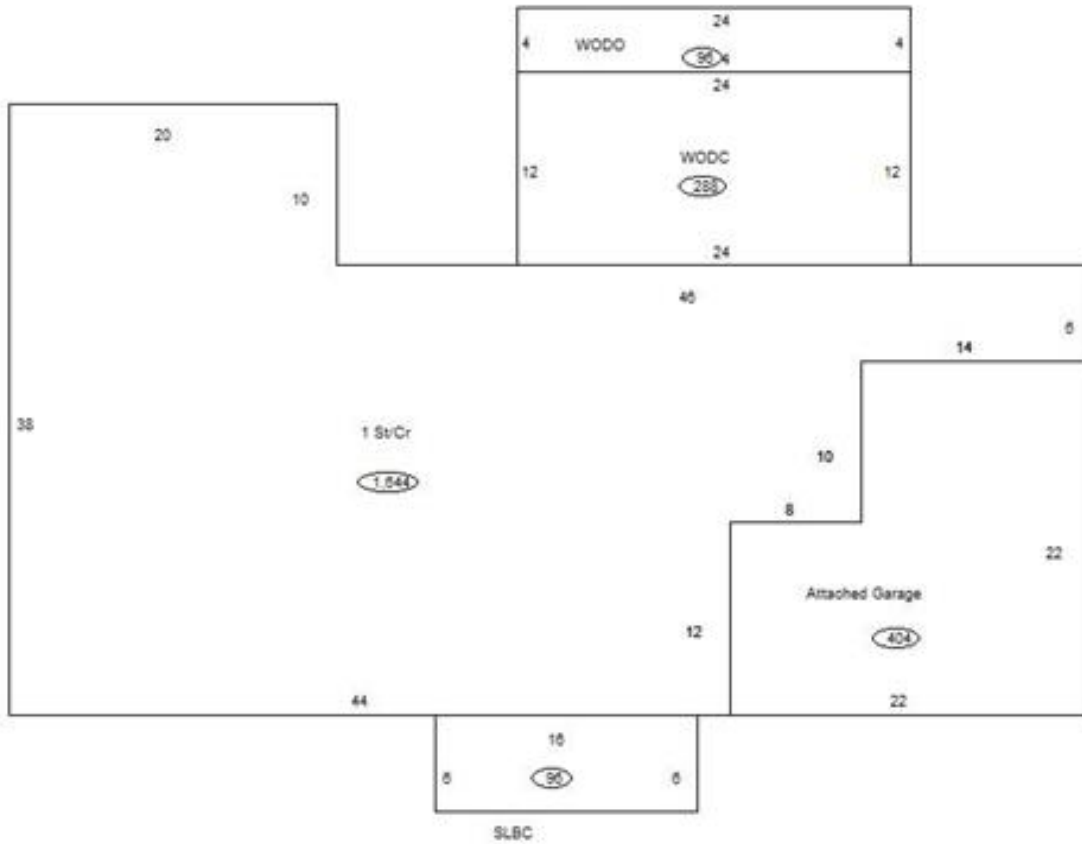
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,644	1.000	1,644
2	G	1		10	Attached Garage	404	1.000	404
3	M	PRCH		10	SLBC	96	1.000	96
4	M	WODO		10	WODO	96	1.000	96
5	M	WODC		10	WODC	288	1.000	288
Total Building Area						1,644		1,644



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	5x5x8	Plank	Formed Metal	25
	Qual 4	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ 100% Func)		RCNLD
Base Cost (40.67 x 25)		1,017		1,017		1,017
	BNGP	Barn	50x40x10	Dirt	Galvanized Metal	2,000
	Qual 3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ 0% Func)		RCNLD
Base Cost (18.32 x 2,000)		36,640		36,640		27,480
	UTIL	SHOP BUILDING	30x60x12	Concrete	Formed Metal	1,800
	Qual 4	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ 0% Func)		RCNLD
Base Cost (33.05 x 1,800)		59,490		59,490		17,847
	LOAF	LOAFING SHED	26x42x10	Dirt	Formed Metal	1,092
	Qual 3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ 0% Func)		RCNLD
Base Cost (6.82 x 1,092)		7,447		7,447		5,585
	SHDS	Shed	16x12x8	Plank	Composition Shingle	192
	Qual 3	Cond 2	Year 2000	Eff Age 26		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ 0% Func)		RCNLD
Base Cost (23.81 x 192)		4,572		4,572		4,572
	SHDS	Shed	12x16x8	Plank	Composition Shingle	192
	Qual 3	Cond 2	Year 2000	Eff Age 26		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ 0% Func)		RCNLD
Base Cost (23.81 x 192)		4,572		4,572		4,572
	PRCH	Porch	5x3x0	Concrete		15
	Qual 3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)		RCNLD
Base Cost (26.88 x 15)		403		403		262

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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PRCH	Porch	6x26x0	Concrete		156
	Qual 3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
Base Cost (26.44 x 156) 4,125			4,125 2,681	1,444

	PCPT	Carport - Portable	18x20x8	Gravel	Formed Metal	360
	Qual 3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (79% Phys/ % Func)	RCNLD
Base Cost (4.61 x 360) 1,660			1,660 1,311	349

	GRDT	Garage detached	30x50x8	Concrete	Composition Shingle	1,500
	Qual 4	Cond 2	Year 1964	Eff Age 62		



Valuation Summary	Modifier Total	RCN	Depr (70% Phys/ 0% Func)	RCNLD
Base Cost (37.96 x 1,500) 56,940			56,940 39,858	17,082



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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
DNC	DENNIS SILT LOAM 3-5% SLO	IMP PST	69		166	2.420	193	193	468	468
IMP PST Totals						2.420			468	468
Total Agland						2.420			468	468