Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data

Account 660001641
Parcel ID 22N17E-02-2-00000-000-0000
Cadastral ID 02-22-17-01000
Property Type REAL - Real Property
Property Class RR **VI Area** 2
Tax Area 71 - CHELSEA RURAL/FOYIL FIRE
Name ID 27164

ST JOHN, KELLY M
REVOCABLE LIVING TRUST

20344 E 410 RD
CHELSEA OK 74016-0000

Parcel Location

Situs 20344 E 410 RD
Subdivision
Lot/Block / **Parcel Size** 10 - Acres
Sec/Twn/Rng 2 / 22 / 17 / 2
Neighborhood 4070 - FOYIL SEQUOYAH AREA
School District S003 - CHELSEA SCHOOLS

Primary Image

\\tsclient\T\CASEY\CASEY BOOTH VISUAL INSPECTION\2020-9- 9/24/2020

Legal Description

Lat/Long: 36.42143034 -95.46530177

E2 W2 NE NW

Building Permits

Number	Description	Opened	Closed	Amount

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	Yes	1,000	1,000

Sale History

Bk/Pg	Grantor	Date	Price	Code

Parcel Valuation

Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax
Remove Cap	0	Land Value	129,326	66,806	11%	7,349	Assessed	15,005	1,436.58
Year Frozen	2022	Improvements	134,734	69,600		7,656	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00
TIF Project ID	0	Total Value	264,060	136,406		15,005	Total Taxable	14,005	1,354.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660001641	ST JOHN, KELLY M	71	279,025	1000	14,006	1,354.00
2024	2024-660001641	ST JOHN, KELLY M	71	243,837	1000	14,004	1,380.00
2023	2023-660001641	ST JOHN, KELLY M	71	155,175	1000	14,005	1,395.00
2022	2022-660001641	ST JOHN, KELLY M	71	141,522	1000	14,005	1,402.00
2021	2021-660001641	ST JOHN, KELLY M	71	138,958	1000	13,567	1,369.00
2020	2020-660001641	ST JOHN, KELLY M	71	127,372	1000	12,603	1,287.00
2019	2019-660001641	ST JOHN, KELLY M	71	120,066	1000	12,207	1,267.00
2018	2018-660001641	ST JOHN, KELLY M	71	123,896	1000	12,628	1,298.00
2017	2017-660001641	ST JOHN, KELLY M	71	123,046	1000	12,535	1,301.00
2016	2016-660001641	ST JOHN, KELLY M	71	120,549	1000	12,234	1,290.00
2015	2015-660001641	ST JOHN, KELLY M	71	119,309	1000	11,849	1,235.00
2014	2014-660001641	ST JOHN, KELLY M	71	119,738	1000	11,475	1,233.00
2013	2013-660001641	ST JOHN, KELLY M	71	114,092	1000	11,111	1,179.00

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Lot Data

Square-Foot - NBHD 4070 #1

Lot Size		
Lot Count		
Units Buildable	10	
Non-Ag Acres	9.8757	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	430,185.00 x .30 = 129,326	
Factor Value		
Adjustments	1.0000	
Lot Value	129,326	

Primary Image

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Residential Data

Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	25% Veneer, Stone 75% Frame, Siding, Wood
Base/Total Area	854 / 1,270
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	854
Fixture/Rghln	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1984 / 32

GRM Approach

GRM Code		
Gross Rent		0.00
Indicated Value		

Multiple Regression

MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	190,462	149.97	**Per SqFt**

Direct Comparables

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

Cost Approach

Manual : 01/2025

Base Cost		100.91	**Total Misc Impr**	+	9,445
Roofing Adj	+	3.81	**Garage Cost**	+	15,527
Subfloor Adj	+	-1.80	**Total RCN**	=	181,893
Heat/Cool Adj	+	12.64	**Depreciation (40%)**	-	72,757
Plumbing Adj	+	8.00	**Lump Sums**	+	2,496
Basement Adj	+	0.00	**RCNLD**	=	111,632
Adj Base Cost	=	123.56	**Lot Value**	+	129,326
Total Area	x	1,270	**Indicated Value**	=	240,958
Adjusted Cost	=	156,921	**Value Per SqFt**		189.73

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	111,632		
Lot Value	129,326		
Indicated Value	240,958	189.73	**Per SqFt**
Agland Value			
Site Improvements	23,102		
Total Value	264,060	207.92	**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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	4436	6x4		24	26.85		644
PRCH	Porch	4437	12x10		120	26.55		3,186
WODC	Wood Deck - Covered	162918	8x6		48	51.99		2,496

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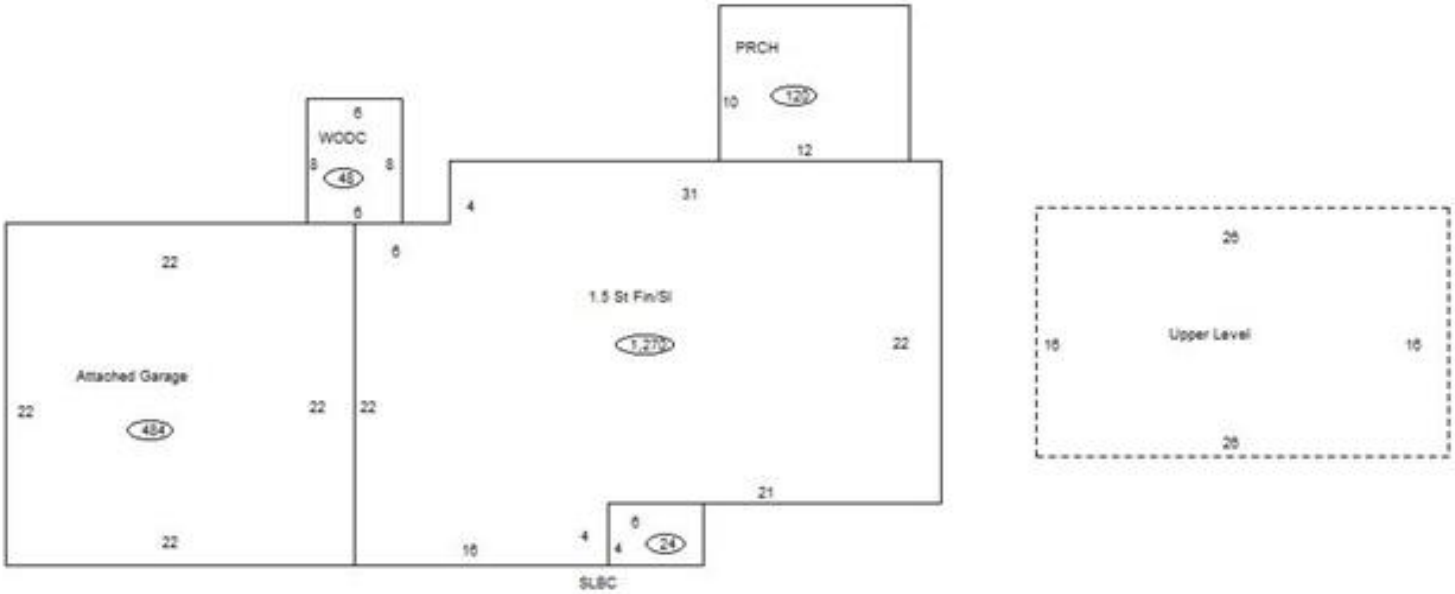
Sketch Image 660001641



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/Sl	854	1.487	1,270
2	G	1		10	Attached Garage	484	1.000	484
3	M	PRCH		10	SLBC	24	1.000	24
4	M	PRCH		10	PRCH	120	1.000	120
5	U	^UL	Overhang	10	Upper Level	416	1.000	416
6	M	WODC		10	WODC	48	1.000	48
					Total Building Area	854		1,270

Outbuildings/Site Improvements 660001641

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	LOAF SHED	12x8x6	Gravel	Formed Metal	96
	Qual 3	**Cond** 3	**Year** 2022	**Eff Age** 3		

Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (7.12 x 96)	684		684	684	

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	25x25x8	Concrete	Formed Metal	625
	Qual 3	**Cond** 3	**Year** 2021	**Eff Age** 4		

Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
Base Cost (30.52 x 625)	19,075		19,075	1,335	17,740

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	SHED	12x20x8	Plank	Composition Shingle	240
	Qual 2	**Cond** 3	**Year** 2018	**Eff Age** 6		

Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
Base Cost (18.16 x 240)	4,358		4,358	1,220	3,138

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	CARPORT PORTABLE	18x20x6	Gravel	Formed Metal	360
	Qual 3	**Cond** 3	**Year** 2015	**Eff Age** 8		

Valuation Summary		Modifier Total	RCN	Depr (33% Phys/ % Func)	RCNLD
Base Cost (4.61 x 360)	1,660		1,660	548	1,112

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	CARPORT PORTABLE	18x20x6	Gravel	Formed Metal	360
	Qual 3	**Cond** 3	**Year** 2015	**Eff Age** 8		

Valuation Summary		Modifier Total	RCN	Depr (33% Phys/ % Func)	RCNLD
Base Cost (4.61 x 360)	1,660		1,660	548	1,112