



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	660001685																																						
Parcel ID	23N16E-02-4-00000-000-0000																																						
Cadastral ID	02-23-16-01500																																						
Property Type	REAL - Real Property																																						
Property Class	RR	VI Area 2																																					
Tax Area	71 - CHELSEA RURAL/FOYIL FIRE																																						
Name ID	346131																																						
A-J 357 LLC																																							
7450 S 4200 RD CHELSEA	OK 74016-0000																																						
Parcel Location																																							
Situs	14515 E 357 RD																																						
Subdivision																																							
Lot/Block	/	Parcel Size	2.22 - Acres																																				
Sec/Twn/Rng	2 / 23 / 16 / 4																																						
Neighborhood	4050 - CHELSEA FOYIL RURAL																																						
School District	S003 - CHELSEA SCHOOLS																																						
Legal Description Lat/Long: 36.50064244 -95.56766300																																							
TR DESC 2019-003505 AS BEG 805.28' SOUTH & 270.46' EAST OF SW/C NE NW NW SE; S89.59E 270.47'; N 402.64'; N89.50W 270.47'; S 402.4' TO POB LESS & EXCEPT S 25' THEREOF FOR RD PURPOSES. & LESS TR DESC 2024-016468 AS E 30' OF THE FOLLOWING DESC PROPERTY: BEG 805.28' SOUTH & 270.46' EAST OF SW/C NE NW NW SE;																																							
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																														
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Exemptions																																							
Code	Type	Active	Maximum	Exemption																																			
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1770/84	OAKWOOD ACCEPTANCE CORP-LLC	04/26/2006	19,000	YES																																			
Parcel Valuation																																							
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax																															
Remove Cap	2025	Land Value	33,982	26,111	11%	2,872	Assessed	8,374																															
Year Frozen	0	Improvements	84,375	50,015		5,502	Penalty	0																															
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0.00																															
TIF Project ID	0	Total Value	118,357	76,126		8,374	Total Taxable	8,374																															
Assessment History																																							
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																
2025	2025-660001685	A-J 357 LLC	71	111,578	0	7,975	764.00																																
2024	2024-660001685	BAKER, AUGUSTUS WAYNE	71	84,670	0	7,924	774.00																																
2023	2023-660001685	BAKER, AUGUSTUS WAYNE	71	68,608	0	7,547	744.00																																
2022	2022-660001685	BAKER, AUGUSTUS WAYNE	71	65,340	0	7,187	712.00																																
2021	2021-660001685	BAKER, AUGUSTUS WAYNE	71	66,304	0	7,293	728.00																																
2020	2020-660001685	BAKER, AUGUSTUS WAYNE	71	65,396	0	7,141	720.00																																
2019	2019-660001685	BAKER, AUGUSTUS WAYNE	71	61,829	0	6,801	697.00																																
2018	2018-660001685	PHELPS, JESSE J-TRUST	71	64,498	0	7,095	720.00																																
2017	2017-660001685	PHELPS, JESSE J-TRUST	71	64,060	0	7,047	722.00																																
2016	2016-660001685	PHELPS, RICKY W &	71	62,684	0	6,895	718.00																																
2015	2015-660001685	BAKER/LEWIS INVESTMENTS LLC	71	61,389	0	6,753	695.00																																
2014	2014-660001685	BAKER/LEWIS INVESTMENTS LLC	71	61,744	0	6,792	720.00																																
2013	2013-660001685	BAKER/LEWIS INVESTMENTS LLC	71	63,105	0	6,942	726.00																																



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Lot Data		Square-Foot - NBHD 4050 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	96,704.00 x .35 =	33,982	
Factor Value			
Adjustments	1.0000		
Lot Value	33,982		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	DMH LOWER VALUED MH
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,568 / 1,568
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1999 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	143,349	91.42	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	61.75	Total Misc Impr	+	0	
Roofing Adj	+ 4.82	Garage Cost	+		
Subfloor Adj	+ 1.07	Total RCN	=	129,156	
Heat/Cool Adj	+ 11.24	Depreciation (36%)	-	46,496	
Plumbing Adj	+ 3.49	Lump Sums	+	1,715	
Basement Adj	+ 0.00	RCNLD	=	84,375	
Adj Base Cost	= 82.37	Lot Value	+	33,982	
Total Area	x 1,568	Indicated Value	=	118,357	
Adjusted Cost	= 129,156	Value Per SqFt		75.48	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	84,375		
Lot Value	33,982		
Indicated Value	118,357	75.48	Per SqFt
Agland Value			
Site Improvements			
Total Value	118,357	75.48	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	166603	8x8		64	26.80		1,715



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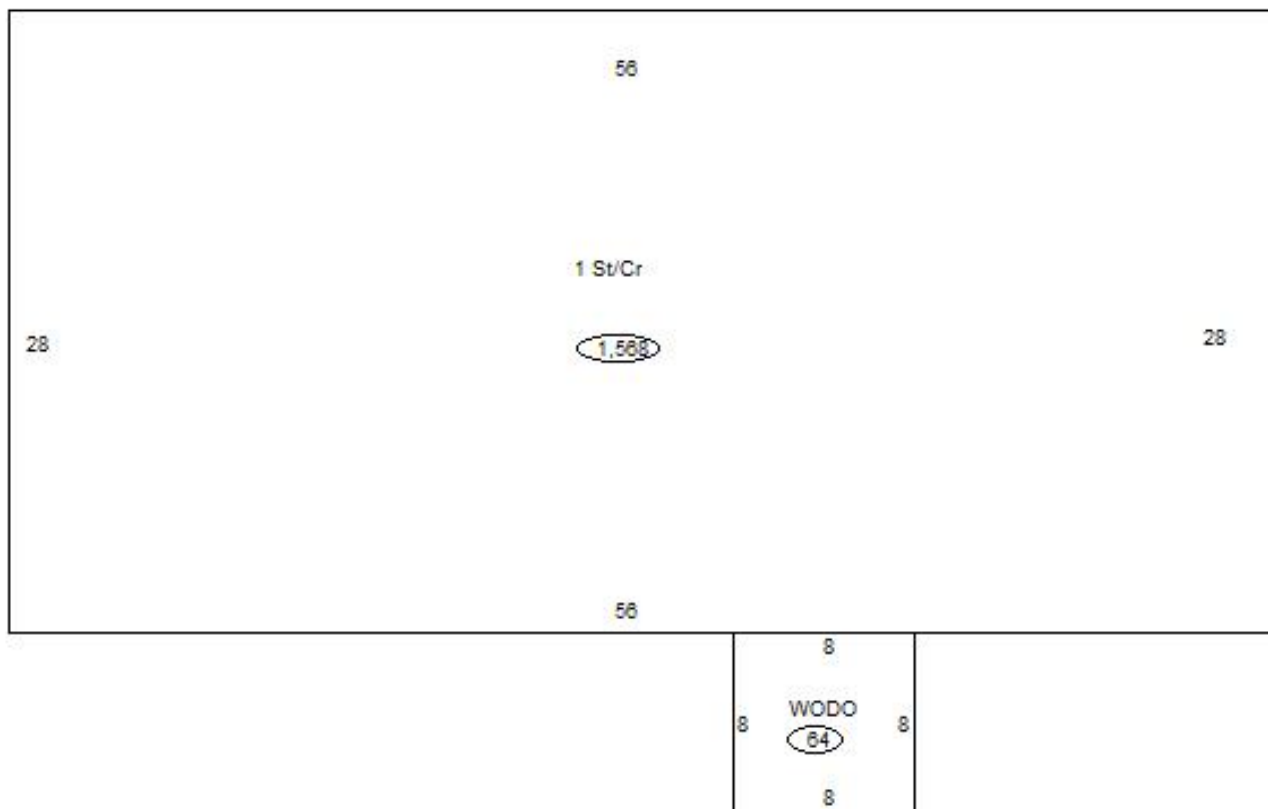
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Sketch Image

660001685



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,568	1.000	1,568
2	M	WODO		10	WODO	64	1.000	64
Total Building Area						1,568		1,568



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF STG FAIR		0x0x0			
	Qual 2	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)				