



# 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	660001724								
Parcel ID	23N17E-02-2-00000-000-0000								
Cadastral ID	02-23-17-01000								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 2							
Tax Area	71 - CHELSEA RURAL/FOYIL FIRE								
Name ID	15894								
BRESHEARS, JOHN &									
ET AT									
121 ELM ST									
CHELSEA OK 74016-0000									
Parcel Location					\\tsclient\C\Users\Randy Necessary\Pictures\2020-08-13\IMG_006! 8/14/2020				
Situs	20310 E 350 RD								
Subdivision									
Lot/Block	/	Parcel Size			18.57 - Acres				
Sec/Twn/Rng	2 / 23 / 17 / 2								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description					Building Permits				
W2 NE NW LESS 1 SQ AC IN NE/C SW NE NW (18.57 AC)									
Lat/Long: 36.50844656 -95.46590022									
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	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	3,357	3,357	11%	369	Assessed	878	84.06
Year Frozen	0	Improvements	7,448	4,629		509	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	10,805	7,986		878	Total Taxable	878	84.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660001724	BRESHEARS, JOHN &			71	11,948	0	853	82.00
2024	2024-660001724	BRESHEARS, JOHN &			71	11,485	0	828	81.00
2023	2023-660001724	BRESHEARS, JOHN &			71	10,010	0	804	80.00
2022	2022-660001724	BRESHEARS, JOHN &			71	7,098	0	781	77.00
2021	2021-660001724	BRESHEARS, JOHN &			71	8,552	0	940	94.00
2020	2020-660001724	BRESHEARS, JOHN &			71	10,734	0	1,180	119.00
2019	2019-660001724	BRESHEARS, JOHN &			71	10,441	0	1,148	118.00
2018	2018-660001724	BRESHEARS, JOHN &			71	10,549	0	1,160	118.00
2017	2017-660001724	BRESHEARS, JOHN &			71	10,468	0	1,151	118.00
2016	2016-660001724	BRESHEARS, JOHN &			71	10,271	0	1,130	117.00
2015	2015-660001724	BRESHEARS, JOHN &			71	10,166	0	1,116	115.00
2014	2014-660001724	BRESHEARS, JOHN &			71	10,068	0	1,084	115.00
2013	2013-660001724	BRESHEARS, JOHN &			71	9,569	0	1,053	110.00



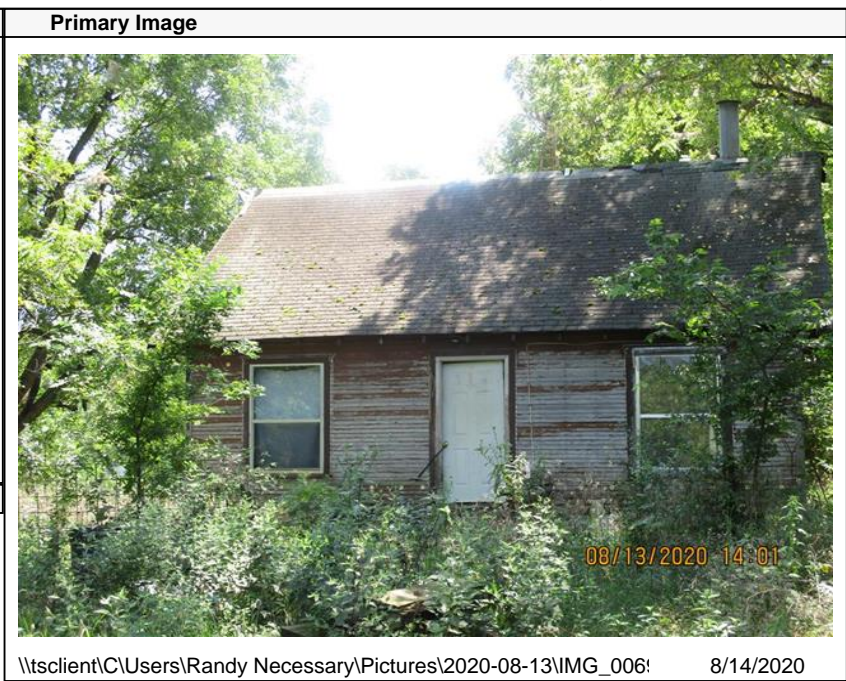
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<b>Lot Data</b> - CHELSEA FOYIL RURAL (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1.5 - Low
Architecture	STG Storage Value
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	672 / 672
Style	100% One Story
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1900 / 176

### 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	

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	7,448		
Lot Value			
Indicated Value	7,448	11.08	Per SqFt
Agland Value	3,357		
Site Improvements			
Total Value	10,805	16.08	Total Value Per SqFt

<b>Cost Approach</b>				<b>Manual : 01/2025</b>			
Base Cost	96.64	Total Misc Impr	+	0			
Roofing Adj	+ 4.46	Garage Cost	+				
Subfloor Adj	+ 2.71	Total RCN	=	74,478			
Heat/Cool Adj	+ 0.00	Depreciation ( 90%)	-	67,030			
Plumbing Adj	+ 7.02	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	7,448			
Adj Base Cost	= 110.83	Lot Value	+				
Total Area	x 672	Indicated Value	=	7,448			
Adjusted Cost	= 74,478	Value Per SqFt		11.08			

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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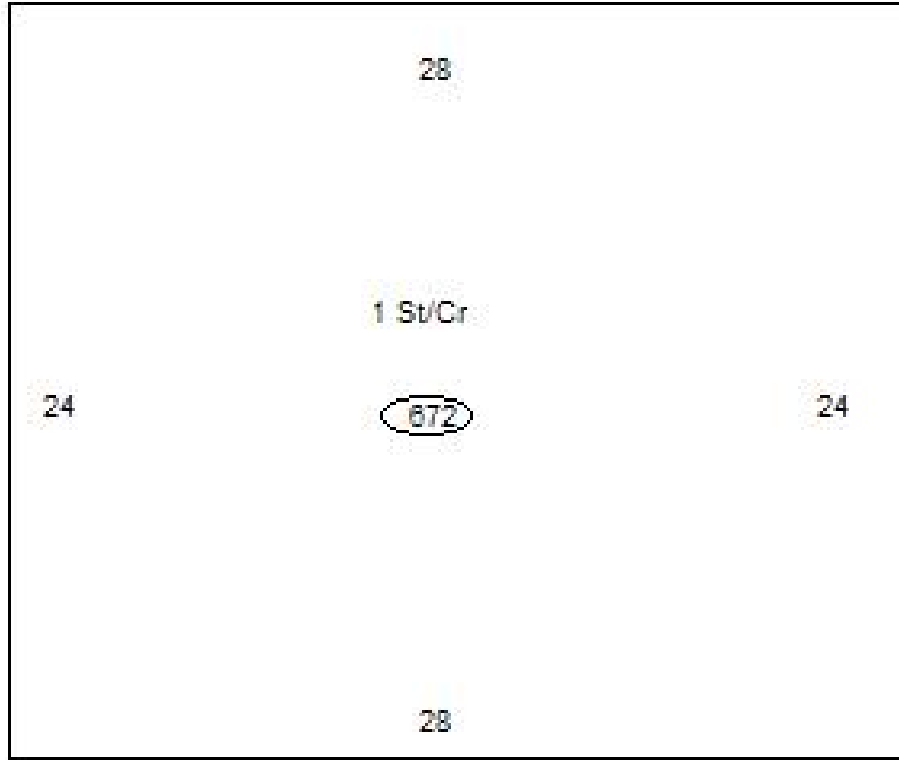
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Sketch Image

660001724



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	672	1.000	672
<b>Total Building Area</b>						672		672



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### Agland Inventory

660001724

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	TMBR	69		0	4.000	124	124	497	497
RS	ROUGH STONY LAND	TMBR	20		0	1.000	36	36	36	36
<b>TMBR Totals</b>						5.000			533	533
DNC	DENNIS SILT LOAM 3-5% SLO	IMP PST	69		0	7.000	193	193	1,352	1,352
OKB	OKEMAH SILTY CLAY LOAM 1-	IMP PST	80		0	6.570	224	224	1,472	1,472
<b>IMP PST Totals</b>						13.570			2,824	2,824
<b>Total Agland</b>						18.570			3,357	3,357