



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001734 <b>Parcel ID</b> 24N17E-02-4-00000-000-0000 <b>Cadastral ID</b> 02-24-17-00500 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 14 - CHELSEA RURAL <b>Name ID</b> 324623 DAVIS, SHANE  1500 S 4240 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 20620 E 295 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 4.985 - Acres <b>Sec/Twn/Rng</b> 2 / 24 / 17 / 4 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS					<p>660001734 05/31/24</p> <p>6/3/2024</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.58943827 -95.45816557 N 466.6', W 466.6', E 1569.6' N2 SE																																																																																																																									
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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	4.9646	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	216,260.00 x .25 = 54,815	
Factor Value		
Adjustments	1.0000	
Lot Value	54,815	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,076 / 2,076
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1945 / 55



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	157,239	75.74	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	97.98	Total Misc Impr	+	6,869			
Roofing Adj	+ 4.15	Garage Cost	+				
Subfloor Adj	+ 1.07	Total RCN	=	258,231			
Heat/Cool Adj	+ 11.24	Depreciation ( 61%)	-	157,521			
Plumbing Adj	+ 6.64	Lump Sums	+	13,504			
Basement Adj	+ 0.00	RCNLD	=	114,214			
Adj Base Cost	= 121.08	Lot Value	+	54,815			
Total Area	x 2,076	Indicated Value	=	169,029			
Adjusted Cost	= 251,362	Value Per SqFt		81.42			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	114,214		
Lot Value	54,815		
Indicated Value	169,029	81.42	Per SqFt
Agland Value			
Site Improvements	31,715		
Total Value	200,744	96.70	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
@N21.1	BASEMENT MIN FIN	0	640		640	21.10		13,504
SHLT	STORM SHELTER	0		2012	1	0.00		
PATO	SLAB PORCH - OPEN	4549	256		256	8.91		2,281
PRCH	Slab Porch - Covered	4550	10x10		100	23.47		2,347
EPSW	Enclosed Porch - Solid Wall	4551	6x6		36	62.24		2,241



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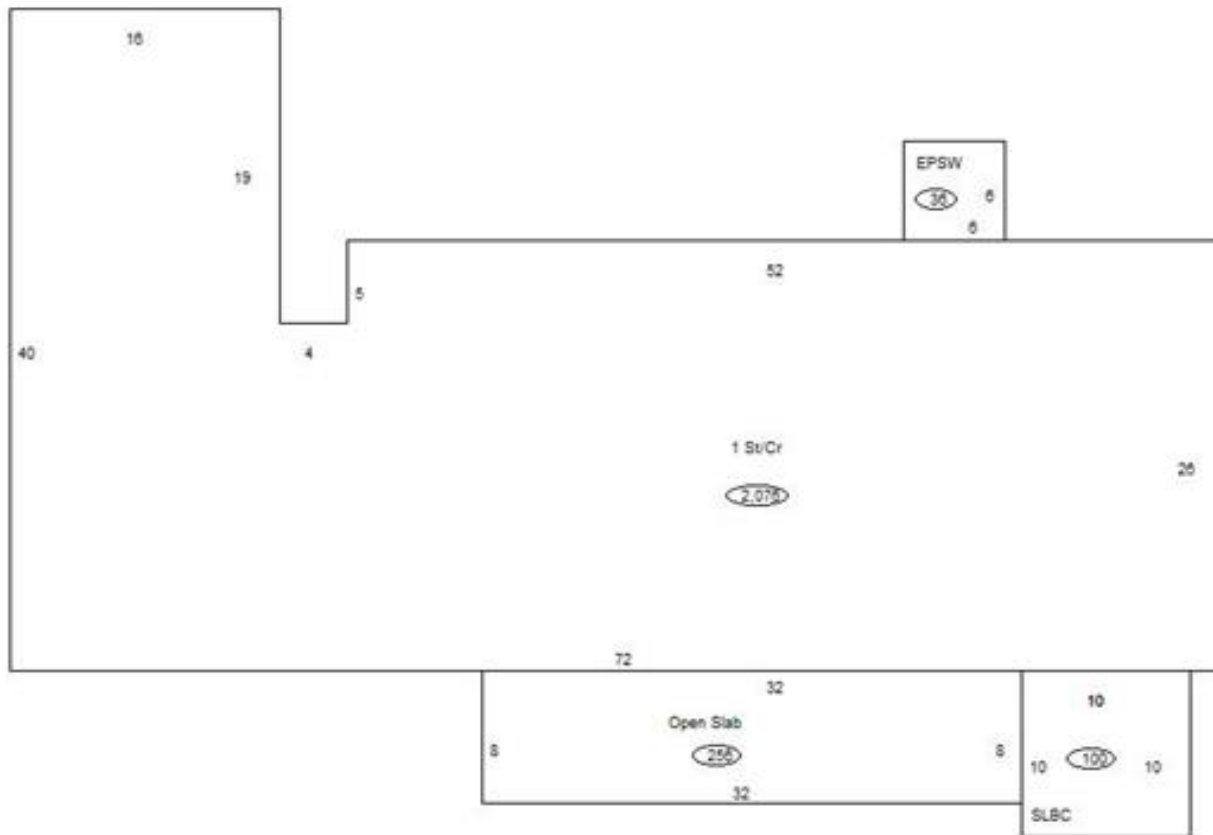
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### Sketch Image

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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	2,076	1.000	2,076
2	M	PATO		10	Open Slab	256	1.000	256
3	M	PRCH		10	SLBC	100	1.000	100
4	M	EPSW		10	EPSW	36	1.000	36
<b>Total Building Area</b>						<b>2,076</b>		<b>2,076</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	0x0x0	Base		2,900
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>
Base Cost (18.12 x 2,900)		52,548		52,548	36,784	15,764
	BNGP	Barn - General Purpose	0x0x0	Base		1,368
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>
Base Cost (21.20 x 1,368)		29,002		29,002	13,051	15,951