



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 660001737 Parcel ID 24N17E-02-2-00000-000-0000 Cadastral ID 02-24-17-00800 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 256598 ANGLETON, DONALD D & DEANN L 20250 E 290 RD CHELSEA OK 74016-0000 Parcel Location Situs 20250 E 290 RD Subdivision Lot/Block / Parcel Size 166.95 - Acres Sec/Twn/Rng 2 / 24 / 17 / 2 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>660001737 05/31/24</p> <p>6/3/2024</p>																																																																																																																				
Legal Description Lots 3 & 4 & S2 NW Lat/Long: 36.59369385 -95.46719193																																																																																																																									
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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	1 - Low
Quality	2 - Fair
Architecture	DMH LOWER VALUED MH
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,000 / 2,000
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,000
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2004 / 31

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	54.44	Total Misc Impr	+ 0
Roofing Adj	+ 4.11	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 142,200
Heat/Cool Adj	+ 10.09	Depreciation (43%)	- 61,146
Plumbing Adj	+ 2.46	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 81,054
Adj Base Cost	= 71.10	Lot Value	+ 0
Total Area	x 2,000	Indicated Value	= 81,054
Adjusted Cost	= 142,200	Value Per SqFt	40.53

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	81,054
Lot Value	
Indicated Value	81,054 40.53 Per SqFt
Agland Value	22,419
Site Improvements	35,557
Total Value	139,030 69.52 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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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	Slab	10	1 St/Sl	2,000	1.000	2,000
Total Building Area						2,000		2,000



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING				1,200
	Qual 4	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (34.86 x 1,200)	41,832	41,832	6,275	35,557



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			8.133	122	122	995	995
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			.037	72	72	3	3
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			92.921	144	144	13,381	13,381
DNC	DENNIS SILT LOAM 3-5% SLO	NTV PST	69			.619	166	166	103	103
HC	HECTOR STONY SANDY LOAM	NTV PST	20			22.632	48	48	1,086	1,086
SUC	SUMMIT SILTY CLAY LOAM 3-	NTV PST	67			42.608	161	161	6,851	6,851
NTV PST Totals						166.950			22,419	22,419
Total Agland						166.950			22,419	22,419