



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 17:59:53  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660002633 <b>Parcel ID</b> 24N18E-03-3-00000-000-0000 <b>Cadastral ID</b> 03-24-18-01600 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 14 - CHELSEA RURAL <b>Name ID</b> 345941 THE WEST ACRES TRUST  1879 S 4285 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 01878 S 4285 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 60 - Acres <b>Sec/Twn/Rng</b> 3 / 24 / 18 / 3 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.58447653 -95.37211869																																																																																																																									
<b>E2 SE SW &amp; SW SE.</b>					<b>Building Permits</b> <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>R7</td> <td>R7 RECHECK HOUSE REMODEL OR D</td> <td>08/2005</td> <td>11/2006</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R7	R7 RECHECK HOUSE REMODEL OR D	08/2005	11/2006																																																																																																							
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<b>Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE)</b>	
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	



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2024-1-3\IMG\_0028. 1/4/2024

<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,800 / 1,800
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,800
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1991 / 35

### 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	120,414		
Lot Value			
Indicated Value	120,414	66.90	Per SqFt
Agland Value	7,713		
Site Improvements	14,032		
Total Value	142,159	78.98	Total Value Per SqFt

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	85.54	Total Misc Impr	+ 16,989
Roofing Adj	+ 4.66	Garage Cost	+
Subfloor Adj	+ -1.07	Total RCN	= 215,025
Heat/Cool Adj	+ 11.24	Depreciation ( 44%)	- 94,611
Plumbing Adj	+ 9.64	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 120,414
Adj Base Cost	= 110.02	Lot Value	+
Total Area	x 1,800	Indicated Value	= 120,414
Adjusted Cost	= 198,036	Value Per SqFt	66.90

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	6838	784		784	21.67		16,989



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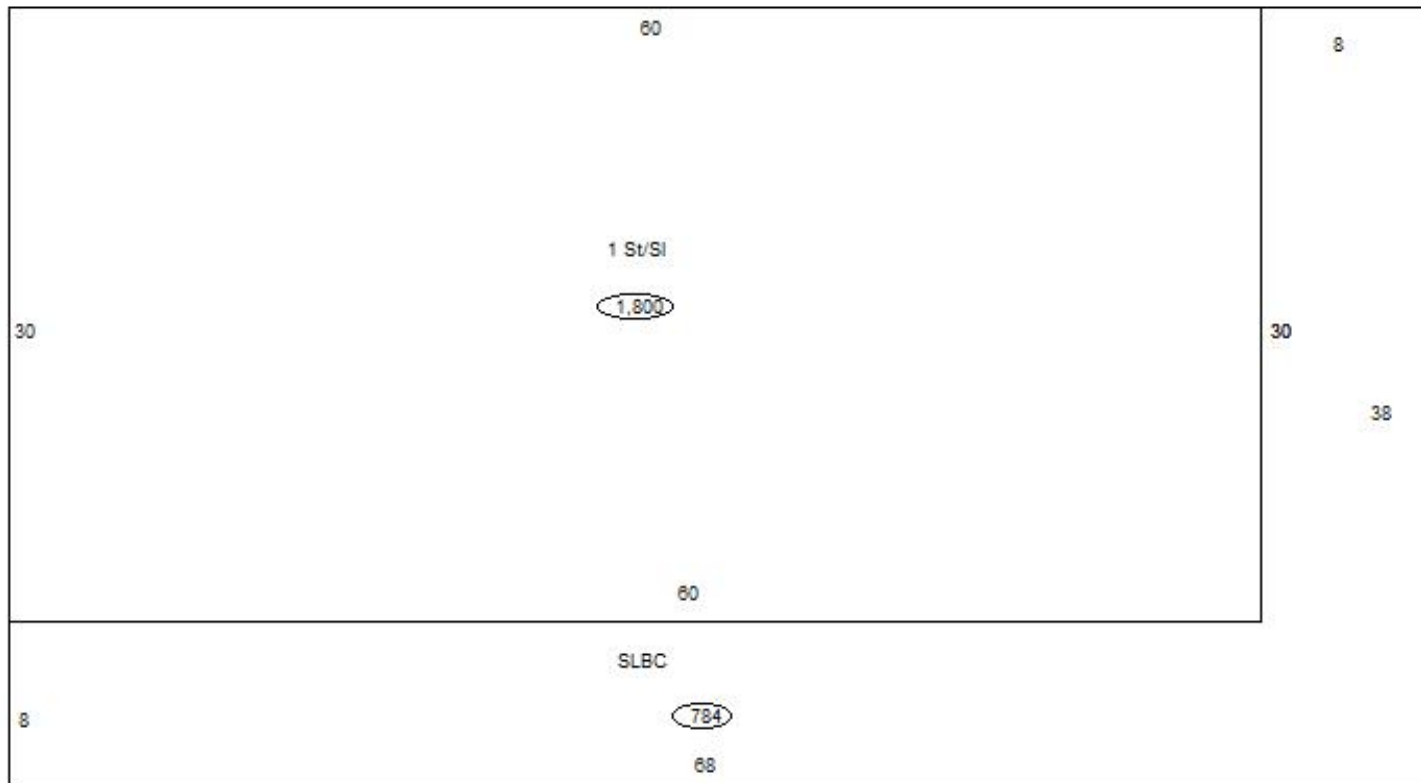
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### Sketch Image

660002633



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,800	1.000	1,800
2	M	PRCH		10	SLBC	784	1.000	784
<b>Total Building Area</b>						1,800		1,800



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,020
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (10.45 x 1,020)	10,659		10,659	7,994	2,665
	LT	LEAN-TO	0x0x0			360
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 360)	1,051		1,051	158	893
	DTGF	DETACHED GARAGE FAIR	0x0x0			720
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 720)	11,520		11,520	1,728	9,792
	LF	LOAFING SHED	20x20x0			400
	Qual 2	Cond 2	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.26 x 400)	1,704		1,704	1,022	682
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20		0	6.000	36	36	216	216
HLC	HECTOR-LINKER FINE SANDY	TMBR	35		0	1.000	63	63	63	63
LKB	LINKER FINE SANDY LOAM 1-	TMBR	63			10.000	113	113	1,134	1,134
<b>TMBR Totals</b>						17.000			1,413	1,413
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35		0	3.000	84	84	252	252
LKB	LINKER FINE SANDY LOAM 1-	NTV PST	63		0	40.000	151	151	6,048	6,048
<b>NTV PST Totals</b>						43.000			6,300	6,300
<b>Total Agland</b>						60.000			7,713	7,713