



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 14:22:26  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660003396 <b>Parcel ID</b> 24N17E-04-4-00000-000-0000 <b>Cadastral ID</b> 04-24-17-02000 <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> 274505 TAYLOR, INGER M  1904 S HWY 28 CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 01904 S HWY 28 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 4 / 24 / 17 / 4 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.58365232 -95.49074291																																																																																																																									
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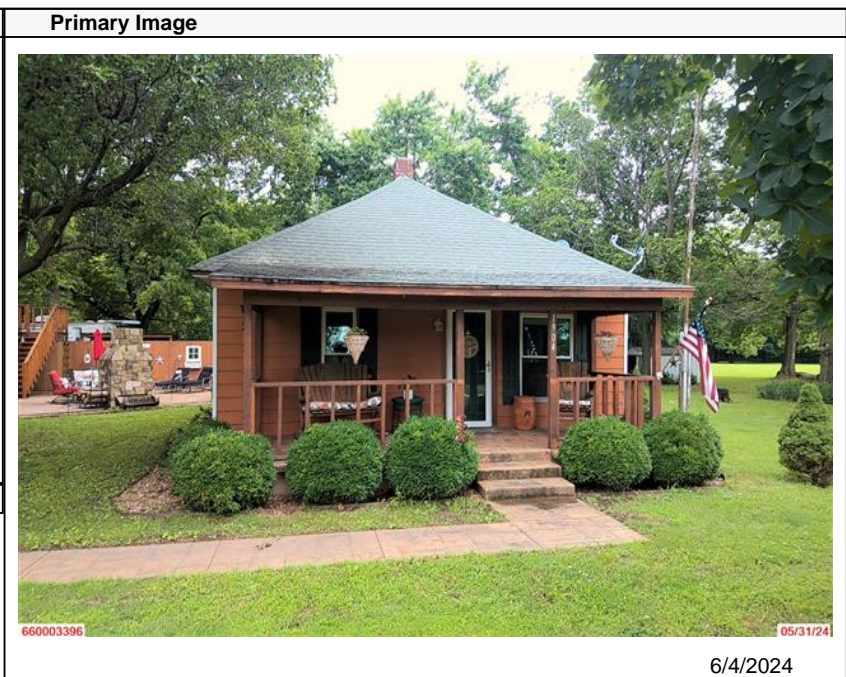
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Lot Data		Square-Foot - NBHD 4050 #1	
Lot Size			
Lot Count			
Units Buildable	10		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	438,700.00 x .26 = 115,152		
Factor Value			
Adjustments	1.0000		
Lot Value	115,152		



6/4/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	936 / 936
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1920 / 80

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	54,308	58.02	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	97.61	Total Misc Impr	+ 11,855
Roofing Adj	+ 4.39	Garage Cost	+
Subfloor Adj	+ 2.58	Total RCN	= 115,339
Heat/Cool Adj	+ 0.74	Depreciation ( 80%)	- 92,271
Plumbing Adj	+ 5.24	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 23,068
Adj Base Cost	= 110.56	Lot Value	+ 115,152
Total Area	x 936	Indicated Value	= 138,220
Adjusted Cost	= 103,484	Value Per SqFt	147.67

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	23,068		
Lot Value	115,152		
Indicated Value	138,220	147.67	Per SqFt
Agland Value			
Site Improvements	26,889		
Total Value	165,109	176.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2012	1	0.00	
PRCH	SLAB PORCH - COVERED	8450	20x6			120	20.50	2,460
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	8451	220			220	22.32	4,910
FPR1	Fireplace - Residential 1 Story			1		1	4,485.02	4,485



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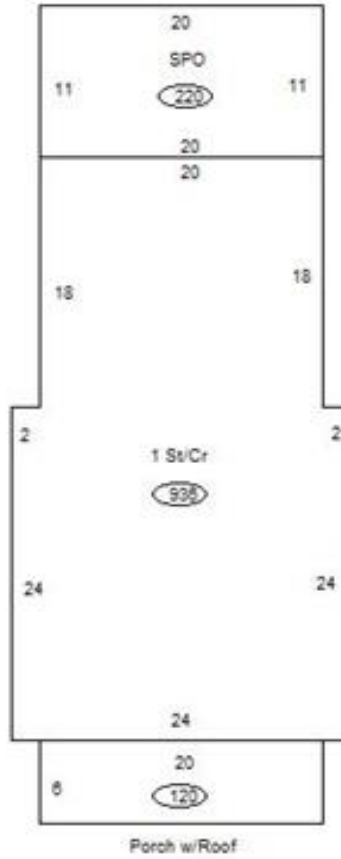
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### Sketch Image

660003396



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	936	1.000	936
2	M	PRCH		13	SLBC	120	1.000	120
3	M	EPKS		13	Screen Porch	220	1.000	220
<b>Total Building Area</b>						936		936



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PFS	PORTABLE FRAME STRUCTURE	20x32x0			640	
	Qual	2	Cond 3	Year 2016	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (33% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (28.20 x 640)	18,048		18,048	5,956	12,092
	PFS	PORTABLE FRAME STRUCTURE	16x22x0			352	
	Qual	1	Cond 3	Year 2016	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (33% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (25.00 x 352)	8,800		8,800	2,904	5,896
	SHDS	Shed - Small	0x0x0		Base	432	
	Qual	3	Cond 3	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 (19.87 x 432)	8,584		8,584	5,150	3,434
	CPDT	CARPORT - DETACHED	0x0x0			720	
	Qual	3	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (10.33 x 720)	7,438		7,438	3,719	3,719
	SHDS	Shed - Small	0x0x0		Base		
	Qual	3	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 (39.31 x )					
	SHDS	Shed - Small	0x0x0		Base		
	Qual	3	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 (39.31 x )					
	WODO	WOOD DECK - OPEN	6x14x0			84	
	Qual	2	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (24.89 x 84)	2,091		2,091	1,673	418



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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	WODC	WOOD DECK - COVERED	6x14x0			84	
	Qual 2	Cond 3	Year	Eff Age	1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (39.61 x 84)		3,327		3,327	2,662	665
	WODC	WOOD DECK - COVERED	6x14x0			84	
	Qual 2	Cond 3	Year	Eff Age	1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (39.61 x 84)		3,327		3,327	2,662	665