



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 05:18:59
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660003424 Parcel ID 24N18E-04-3-00000-000-0000 Cadastral ID 04-24-18-00300 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 349467 MORGAN, GERALD & LAURI REVOCABLE TRUST 1851 S 4270 RD CHELSEA OK 74016-0000 Parcel Location Situs 01851 S 4270 RD Subdivision Lot/Block / Parcel Size 20.37 - Acres Sec/Twn/Rng 4 / 24 / 18 / 3 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.58434056 -95.39911231																																																																																																																									
Legal Description TR IN SW SW, DESC; BEG NW/C SW E 413.62', S 22-20 E 492.80', S 32 01 E 244.09', S 16-19 E 489.71', S 32-38 W 160.23', S 73-21 W 182.15' TO S/L SW SW W ALG S/L 600' TO SW/C SW SW, N 1320' TO POB					Building Permits <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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 Time 05:18:59
 Page 2

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	



\\tsclient\TLOGAN\LOGAN RESIDENTIAL VI\2024-1-4\IMG_0003 1/4/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,560 / 1,560
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1960 / 50

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	84.90	Total Misc Impr	+	321
Roofing Adj	+ 3.86	Garage Cost	+	11,059
Subfloor Adj	+ 2.26	Total RCN	=	164,010
Heat/Cool Adj	+ 1.62	Depreciation (59%)	-	96,766
Plumbing Adj	+ 5.20	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	67,244
Adj Base Cost	= 97.84	Lot Value	+	
Total Area	x 1,560	Indicated Value	=	67,244
Adjusted Cost	= 152,630	Value Per SqFt		43.11

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	67,244		
Lot Value			
Indicated Value	67,244	43.11	Per SqFt
Agland Value	3,098		
Site Improvements	19,447		
Total Value	89,789	57.56	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	8463	8x4		32	10.04		321



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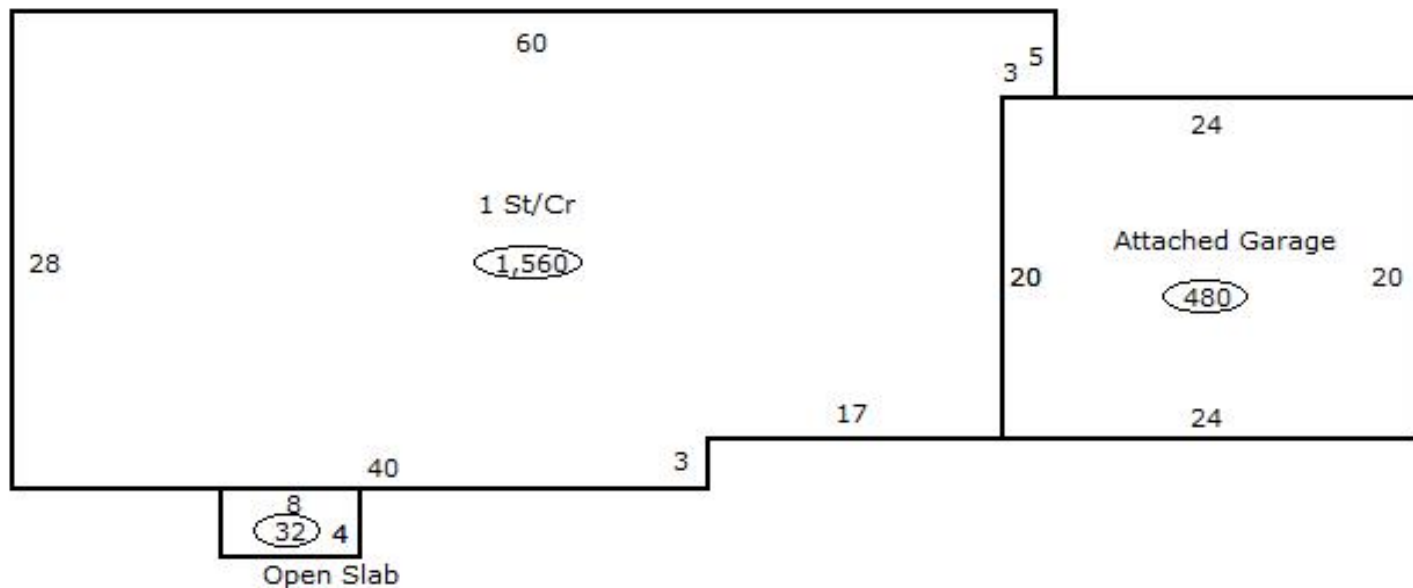
Date 04/17/2026

Time 05:18:59

Page 3

Sketch Image

660003424



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,560	1.000	1,560
2	G	1		13	Attached Garage	480	1.000	480
3	M	PATO		13	Open Slab	32	1.000	32
Total Building Area						1,560		1,560



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Date 04/17/2026
 Time 05:19:00
 Page 4

660003424

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			1,500	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
		Base Cost (9.80 x 1,500)	14,700		14,700	3,675	11,025
	BARN	BARN	30x30x0			900	
	Qual	3	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
		Base Cost (12.32 x 900)	11,088		11,088	2,772	8,316
	LF	LOAFING SHED	10x10x0			100	
	Qual		Cond	Year	Eff Age		
				0			
			0				
			0				
Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD		
		Base Cost (4.26 x 100)	426		426	320	106
	BARN	Barn-old barn	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
		Base Cost (11.51 x)					



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Date 04/17/2026
Time 05:19:00
Page 5

Agland Inventory

660003424

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	5.000	36	36	180	180
VD	VERDIGRIS SILT LOAM	TMBR	95		0	2.000	171	171	342	342
TMBR Totals						7.000			522	522
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	10.000	168	168	1,680	1,680
VD	VERDIGRIS SILT LOAM	IMP PST	95		0	3.370	266	266	896	896
IMP PST Totals						13.370			2,576	2,576
Total Agland						20.370			3,098	3,098