



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:44:57
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Assessment Data					Primary Image																																																																																																																				
Account 660004758 Parcel ID 23N17E-05-3-00000-000-0000 Cadastral ID 05-23-17-00700 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 16314 FALLING, CHESTER C 7551 S 4200 RD CHELSEA OK 74016-3091 Parcel Location Situs 07551 S 4200 RD Subdivision Lot/Block / Parcel Size 30 - Acres Sec/Twn/Rng 5 / 23 / 17 / 3 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.50225450 -95.52196765 NE SW & E2 NW SW & NW NW SW & NE SE SW LESS E2 SW NE SW & LESS NE NE SW & E2 SE NE SW																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> <tr> <td>PD</td> <td>Add-Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	PD	Add-Homestead	Yes	1,000	1,000	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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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	



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Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	864 / 864
Style	100% One Story
HVAC	100% Wall Furnace 1 Wall Air Conditioners (Count)
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 76

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	96.78	Total Misc Impr	+ 7,744
Roofing Adj	+ 5.09	Garage Cost	+
Subfloor Adj	+ 2.47	Total RCN	= 103,441
Heat/Cool Adj	+ 0.74	Depreciation (80%)	- 82,753
Plumbing Adj	+ 5.67	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 20,688
Adj Base Cost	= 110.76	Lot Value	+
Total Area	x 864	Indicated Value	= 20,688
Adjusted Cost	= 95,697	Value Per SqFt	23.94

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	20,688
Lot Value	
Indicated Value	20,688 23.94 Per SqFt
Agland Value	2,808
Site Improvements	15,010
Total Value	38,506 44.57 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	12089	20x8		160	20.37		3,259
FPR1	Fireplace - Residential 1 Story			1	1	4,485.02		4,485



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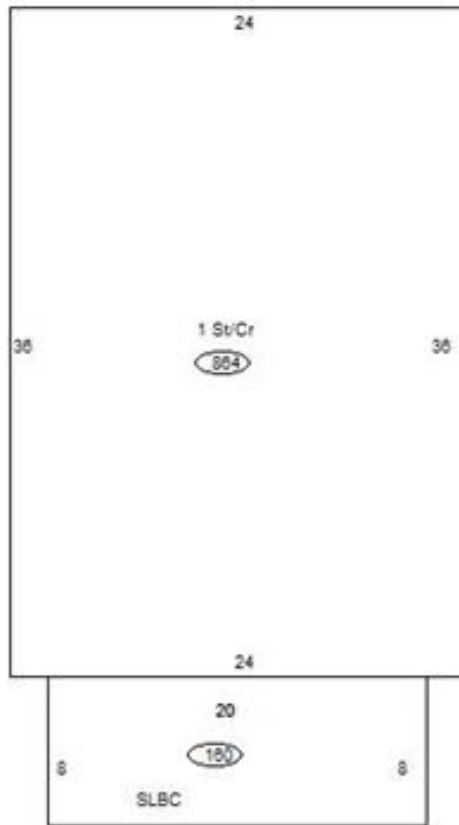
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Sketch Image

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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	864	1.000	864
2	M	PRCH		10	SLBC	160	1.000	160
Total Building Area						864		864



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL Shop		20x40x8	Plank	Composition Shingle	800
	Qual 2	Cond 2	Year 1980	Eff Age 46		

Valuation Summary	Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
Base Cost (29.72 x 800) 23,776			23,776 16,405	7,371



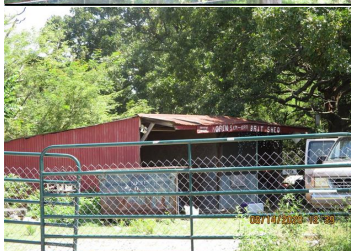
BNGP Barn		30x42x10	Dirt	Galvanized Metal	1,260
Qual 2	Cond 1	Year 1980	Eff Age 64		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (19.78 x 1,260) 24,923			24,923 19,938	4,985



BNGP Barn		20x20x8	Dirt	Galvanized Metal	400
Qual 2	Cond 1	Year 1980	Eff Age 64		

Valuation Summary	Modifier Total	RCN	Depr (90% Phys/ 0% Func)	RCNLD
Base Cost (19.84 x 400) 7,936			7,936 7,142	794



LOAF Loaf		10x10x8	Dirt	Galvanized Metal	100
Qual 2	Cond 1	Year 1980	Eff Age 64		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (5.68 x 100) 568			568 454	114



BNGP Barn		22x20x8	Dirt	Galvanized Metal	440
Qual 2	Cond 1	Year 1980	Eff Age 64		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (19.84 x 440) 8,730			8,730 6,984	1,746




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Lot Data		Primary Image																																														
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-08-14\IMG_002! 8/14/2020</p>																																														
Residential Data Type 6 Mobile Home 48 x 12 Condition 1 - Low Quality 2 - Fair Architecture 6 MS ADJ Style 100% Single Wide Exterior Wall 100% Aluminum Sheet Base/Total Area 576 / 576 Style 100% Single Wide HVAC 100% No HVAC Roof Cover 6 Galvanized Metal Area on Slab 0 Fixture/RghIn / Bed/F/H Bath 2 / 1.0 / Basement Area Garage Type Remodel Year/Eff Age 1969 / 80																																																
Cost Approach Manual : 01/2025		GRM Approach GRM Code Gross Rent 0.00 Indicated Value																																														
<table border="1"> <tr> <td>Base Cost</td><td>34.89</td> <td>Total Misc Impr</td><td>+</td><td>0</td> </tr> <tr> <td>Roofing Adj</td><td>+ 2.83</td> <td>Garage Cost</td><td>+</td><td></td> </tr> <tr> <td>Subfloor Adj</td><td>+ 0.00</td> <td>Total RCN</td><td>=</td><td>27,965</td> </tr> <tr> <td>Heat/Cool Adj</td><td>+ 0.00</td> <td>Depreciation (80%)</td><td>-</td><td>22,372</td> </tr> <tr> <td>Plumbing Adj</td><td>+ 10.83</td> <td>Lump Sums</td><td>+</td><td>0</td> </tr> <tr> <td>Basement Adj</td><td>+ 0.00</td> <td>RCNLD</td><td>=</td><td>5,593</td> </tr> <tr> <td>Adj Base Cost</td><td>= 48.55</td> <td>Lot Value</td><td>+</td><td></td> </tr> <tr> <td>Total Area</td><td>x 576</td> <td>Indicated Value</td><td>=</td><td>5,593</td> </tr> <tr> <td>Adjusted Cost</td><td>= 27,965</td> <td>Value Per SqFt</td><td></td><td>9.71</td> </tr> </table>		Base Cost	34.89	Total Misc Impr	+	0	Roofing Adj	+ 2.83	Garage Cost	+		Subfloor Adj	+ 0.00	Total RCN	=	27,965	Heat/Cool Adj	+ 0.00	Depreciation (80%)	-	22,372	Plumbing Adj	+ 10.83	Lump Sums	+	0	Basement Adj	+ 0.00	RCNLD	=	5,593	Adj Base Cost	= 48.55	Lot Value	+		Total Area	x 576	Indicated Value	=	5,593	Adjusted Cost	= 27,965	Value Per SqFt		9.71	Multiple Regression MRA Code Adusted R Indicated Value	
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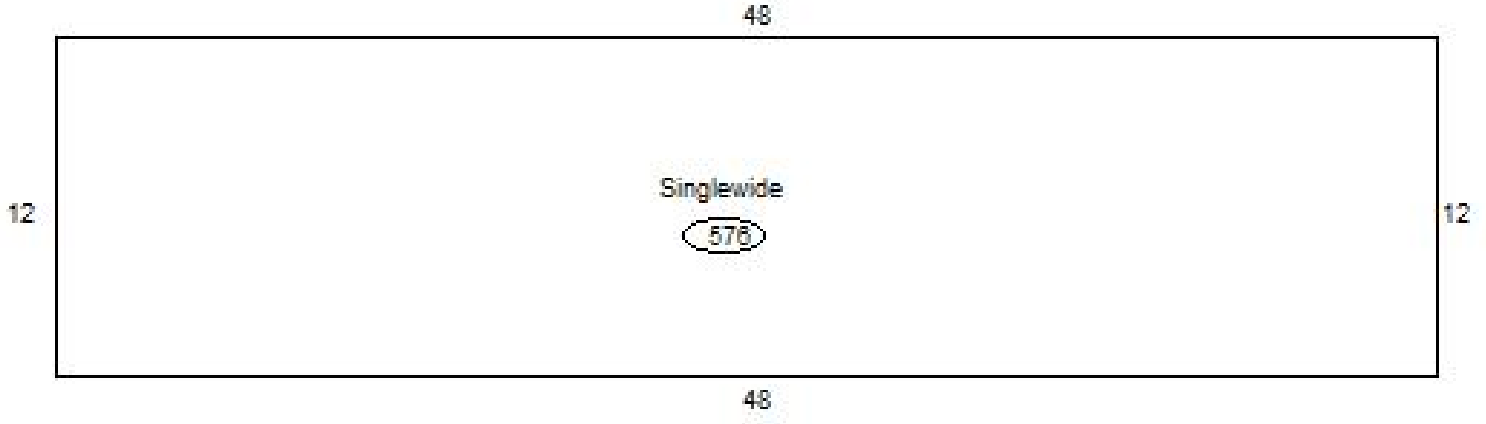
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Sketch Image

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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
RS	ROUGH STONY LAND	TMBR	20			10.000	36	36	360	360
TMBR Totals						10.000			360	360
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			20.000	122	122	2,448	2,448
NTV PST Totals						20.000			2,448	2,448
Total Agland						30.000			2,808	2,808