



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 660004762 Parcel ID 23N17E-05-2-00000-000-0000 Cadastral ID 05-23-17-01200 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 347078 KRUEGER, HAROLD SHAUN 17200 E 350 RD CHELSEA OK 74016-0000 Parcel Location Situs 17200 E 350 RD Subdivision Lot/Block / Parcel Size 5.57 - Acres Sec/Twn/Rng 5 / 23 / 17 / 2 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>\\tsclient\TRANDY\10-19-2022\101_1019\IMG_0001.JPG 10/19/2022</p>														
Legal Description Lat/Long: 36.50949700 -95.52142610																			
TR DESC AS BEG NW/C GOVT LOT 4; S00.0120E 702.37'; N89.3645W 345.88'; N00.0150W 701.02'; S89.5011E 345.98' 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>R21</td> <td>R23- 911 ADDRESS/SPLIT</td> <td>07/2021</td> <td>10/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21	R23- 911 ADDRESS/SPLIT	07/2021	10/2022	
Number	Description	Opened	Closed	Amount															
R21	R23- 911 ADDRESS/SPLIT	07/2021	10/2022																
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	KIRBY, GRADY R & CYNTHIA L	05/15/2025	250,000	YES										
H	Homestead	No	1,000		/	WICKHAM, KYLEE J	01/03/2024		4										
					/	KIRBY, GRADY R & CYNTHIA L	07/10/2023	0	4										
					/	HULL, DENNIS D	05/26/2021	80,000	YES										
					/	HULL, LARRY & LOUISE	01/21/2020	0	4										
					994/558		07/06/1995	0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax										
Remove Cap	2026		Land Value	78,812	78,812	11%	8,669	Assessed	27,500										
Year Frozen	0		Improvements	171,188	171,188		18,831	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000										
TIF Project ID	0		Total Value	250,000	250,000		27,500	Total Taxable	26,500										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660004762	KRUEGER, HAROLD SHAUN			71	253,422	1000	8,335	811.00										
2024	2024-660004762	WICKHAM, KYLEE J			71	256,299	1000	8,064	801.00										
2023	2023-660004762	WICKHAM, KYLEE J			71	80,000	0	8,800	868.00										
2022	2022-660004762	KIRBY, GRADY R & CYNTHIA L			71	79,999	0	8,800	873.00										
2021	2021-660004762	KIRBY, GRADY R & CYNTHIA L			71	40,410	0	4,445	444.00										
2020	2020-660004762	HULL, DENNIS D			71	40,410	1000	3,445	363.00										
2019	2019-660004762	HULL, LARRY & LOUISE			71	61,080	1000	5,719	602.00										
2018	2018-660004762	HULL, LARRY & LOUISE			71	63,356	1000	5,943	619.00										
2017	2017-660004762	HULL, LARRY & LOUISE			71	63,106	1000	5,741	605.00										
2016	2016-660004762	HULL, LARRY & LOUISE			71	60,712	1000	5,544	594.00										
2015	2015-660004762	HULL, LARRY & LOUISE			71	59,833	1000	5,355	567.00										
2014	2014-660004762	HULL, LARRY & LOUISE			71	56,083	1000	5,170	566.00										
2013	2013-660004762	HULL, LARRY & LOUISE			71	56,083	1000	5,170	557.00										



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Lot Data		Square-Foot - NBHD 4050 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	226,537.00 x .25 = 57,514		
Factor Value			
Adjustments	1.3703		
Lot Value	78,812		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,152 / 1,152
Style	100% One Story
HVAC	100% Individual Heat Pump
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2022 / 3

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	181,884 157.89 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	134,161
Lot Value	78,812
Indicated Value	212,973 184.87 Per SqFt
Agland Value	
Site Improvements	37,027
Total Value	250,000 217.01 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	88.67	Total Misc Impr	+ 250
Roofing Adj	+ 4.68	Garage Cost	+ 250
Subfloor Adj	+ 2.32	Total RCN	= 122,857
Heat/Cool Adj	+ 5.56	Depreciation (3%)	- 3,686
Plumbing Adj	+ 5.19	Lump Sums	+ 14,990
Basement Adj	+ 0.00	RCNLD	= 134,161
Adj Base Cost	= 106.43	Lot Value	+ 78,812
Total Area	x 1,152	Indicated Value	= 212,973
Adjusted Cost	= 122,607	Value Per SqFt	184.87

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	155608	48x8		384	25.95		9,965
WODC	Wood Deck - Covered	155609	16x8		128	39.26		5,025
PRCH	Porch	161935	4x3		12	20.83		250



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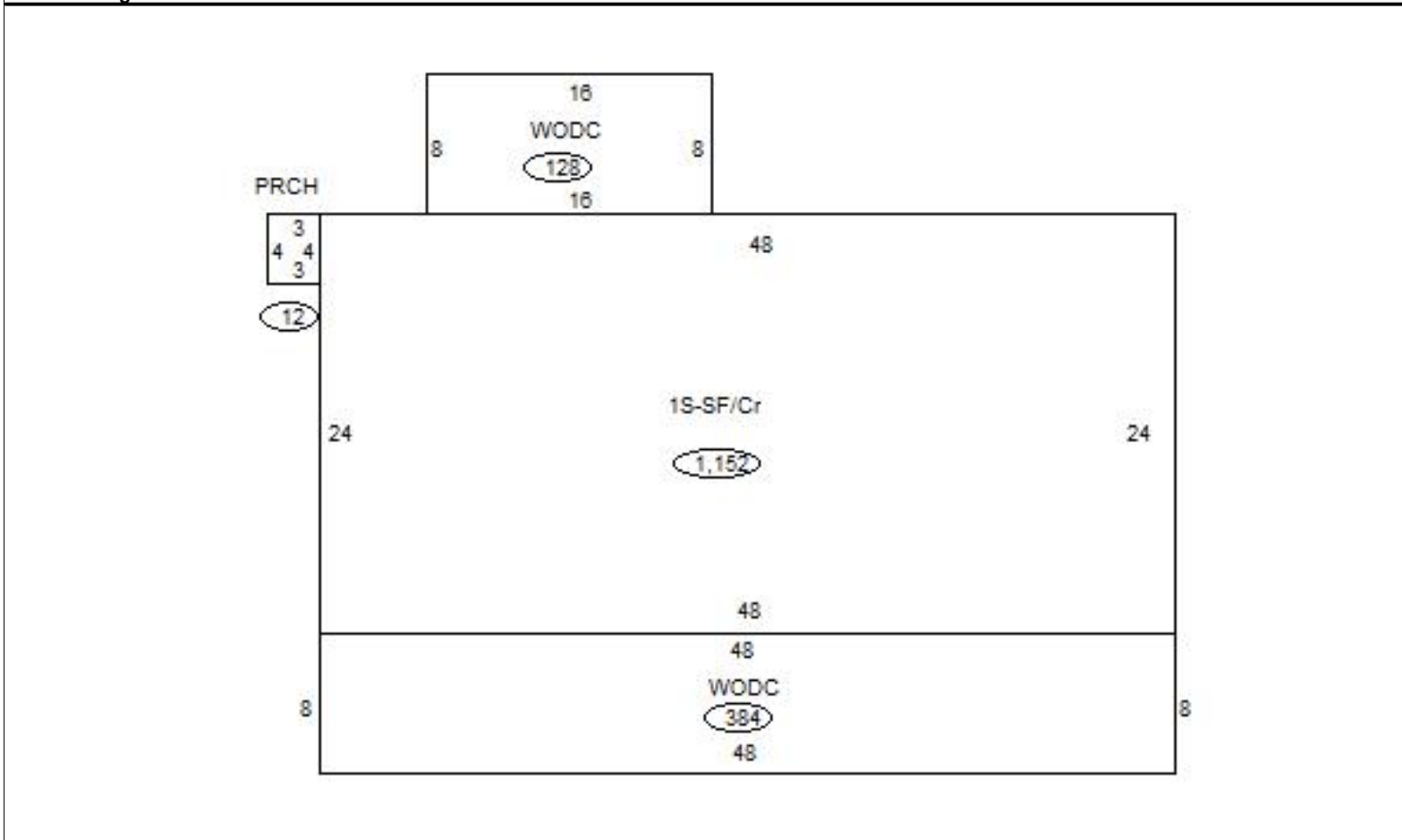
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1S-SF/Cr	1,152	1.000	1,152
2	M	WODC		13	WODC	384	1.000	384
3	M	WODC		13	WODC	128	1.000	128
4	M	PRCH		13	PRCH	12	1.000	12
Total Building Area						1,152		1,152



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	20x60x8	Concrete	Formed Metal	1,200
	Qual 3	Cond 3	Year 2022	Eff Age 3		
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (30.80 x 1,200)	36,960	36,960	1,848	35,112
	LNT0	LEAN-TO	12x20x8	Gravel	Formed Metal	240
	Qual 3	Cond 3	Year 2022	Eff Age 3		
		Valuation Summary	Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
		Base Cost (9.85 x 240)	2,364	2,364	449	1,915