




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 16:18:15  
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Assessment Data					Primary Image																																																																																																																			
<b>Account</b> 660004781 <b>Parcel ID</b> 24N17E-05-2-00000-000-0000 <b>Cadastral ID</b> 05-24-17-00600 <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> 346525 LEACH, CHESTER L & KATHEY D LEACH  1561 N 4200 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 01561 S 4200 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 70 - Acres <b>Sec/Twn/Rng</b> 5 / 24 / 17 / 2 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS					 <p>660004781_002.JPG 6/5/2024</p>																																																																																																																			
<b>Legal Description</b> Lat/Long: 36.58982411 -95.52344662 NW SW NW & S2 SW NW & NW SW																																																																																																																								
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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments	1.0000	
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	70% Veneer, Stone 30% Frame, Siding, Vinyl
Base/Total Area	1,852 / 1,852
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,852
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1956 / 53



660004781\_002.JPG 6/5/2024

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	202,769	109.49	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	89.80	Total Misc Impr	+	35,353			
Roofing Adj	+ 3.61	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	236,221			
Heat/Cool Adj	+ 10.09	Depreciation ( 61%)	-	144,095			
Plumbing Adj	+ 4.96	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	92,126			
Adj Base Cost	= 108.46	Lot Value	+				
Total Area	x 1,852	Indicated Value	=	92,126			
Adjusted Cost	= 200,868	Value Per SqFt		49.74			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	92,126		
Lot Value			
Indicated Value	92,126	49.74	Per SqFt
Agland Value	2,740		
Site Improvements	105,552		
Total Value	200,418	108.22	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,485.02		4,485
EPSW	Enclosed Porch - Solid Wall	12092	38x16		608	50.77		30,868



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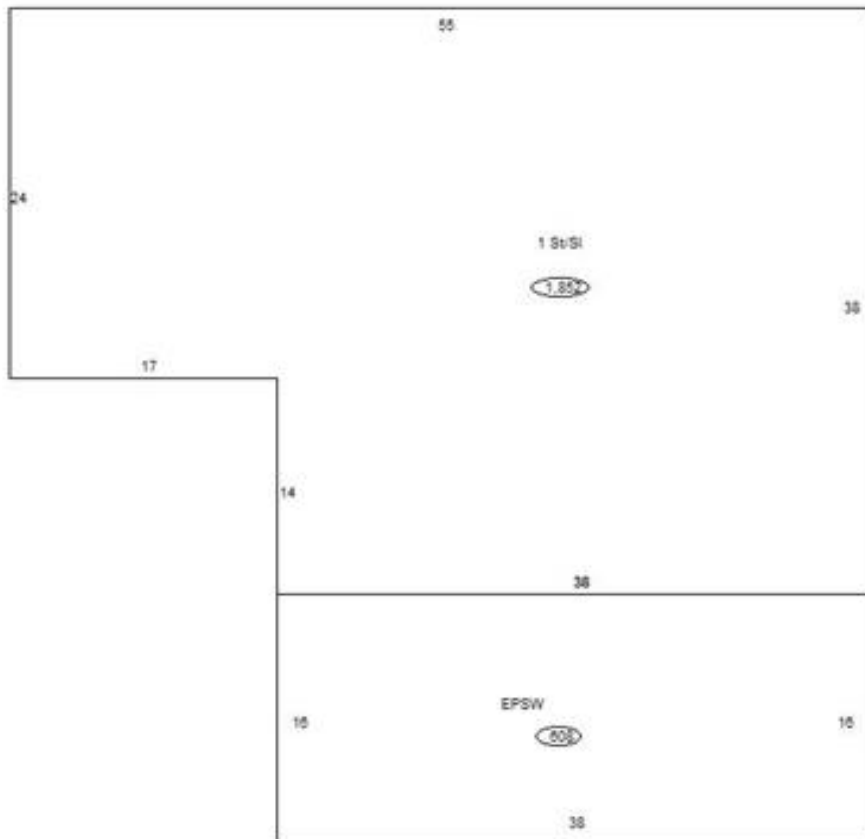
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,852	1.000	1,852
2	M	EPSW		10	EPSW	608	1.000	608
<b>Total Building Area</b>						<b>1,852</b>		<b>1,852</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			2,400
	Qual	2	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25.84 x 2,400)	62,016		62,016	24,806	37,210
	UTIL	SHOP BUILDING	0x0x0			2,400
	Qual	2	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25.84 x 2,400)	62,016		62,016	18,605	43,411
	BNGP	Barn - General Purpose	0x0x0	Base		1,225
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (21.61 x 1,225)	26,472		26,472	7,942	18,530
	SHDS	Shed - Small	0x0x0	Base		168
	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 (23.90 x 168)	4,015		4,015	2,409	1,606
	SHDS	Shed - Small	12x20x0	Base		240
	Qual	3	Cond 3	Year	Eff Age 1520	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.20 x 240)	5,328		5,328	533	4,795



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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
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			4.789	192	192	919	919
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			7.846	192	192	1,506	1,506
SUC	SUMMIT SILTY CLAY LOAM 3-	NTV PST	67			1.959	161	161	315	315
<b>NTV PST Totals</b>						<b>14.594</b>			<b>2,740</b>	<b>2,740</b>
<b>Total Agland</b>						<b>14.594</b>			<b>2,740</b>	<b>2,740</b>