



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660008276 <b>Parcel ID</b> 23N17E-08-1-00000-000-0000 <b>Cadastral ID</b> 08-23-17-00200 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 71 - CHELSEA RURAL/FOYIL FIRE <b>Name ID</b> 341336 KAHLICH, LAURIE & CHRIS  8300 S 4210 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 08300 S 4210 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 80 - Acres <b>Sec/Twn/Rng</b> 8 / 23 / 17 / 1 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.48851648 -95.50969281																																																																																																																									
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<b>Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE)</b>	
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\C\Users\Randy Necessary\Pictures\2020-08-20\IMG\_001' 8/20/2020

<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,432 / 2,432
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,432
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	654 Attached Garage - Finished
Remodel	
Year/Eff Age	2016 / 8

### 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	111.18	Total Misc Impr	+	36,387
Roofing Adj	+ 5.72	Garage Cost	+	36,987
Subfloor Adj	+ -4.52	Total RCN	=	410,255
Heat/Cool Adj	+ 15.98	Depreciation ( 8%)	-	32,820
Plumbing Adj	+ 10.15	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	377,435
Adj Base Cost	= 138.52	Lot Value	+	
Total Area	x 2,432	Indicated Value	=	377,435
Adjusted Cost	= 336,881	Value Per SqFt		155.20

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	377,435		
Lot Value			
Indicated Value	377,435	155.20	Per SqFt
Agland Value	15,819		
Site Improvements	195,502		
Total Value	588,756	242.09	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	7,098.99		7,099
PRCH	SLAB PORCH - COVERED	130767		798	798	29.77		23,756
PATO	SLAB PORCH - OPEN	130768		22x3	66	14.10		931
PRCH	SLAB PORCH - COVERED	130769		24x6	144	31.95		4,601





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building	40x60x10	Concrete	Formed Metal	2,400	
<b>Qual</b>	4	<b>Cond</b> 3	<b>Year</b> 2023	<b>Eff Age</b> 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (32.36 x 2,400)		77,664	77,664	2,330	75,334	
EQSH	Equipment Shed	0x0x14	Dirt	Formed Metal	4,000	
<b>Qual</b>	4	<b>Cond</b> 3	<b>Year</b> 2023	<b>Eff Age</b> 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (21.09 x 4,000)		84,360	84,360	2,531	81,829	
EQSH	Equipment Shed	80x20x8	Concrete	Formed Metal	1,600	
<b>Qual</b>	4	<b>Cond</b> 3	<b>Year</b> 2023	<b>Eff Age</b> 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (24.58 x 1,600)		39,328	39,328	1,180	38,148	
LOAF	Loafing Shed	12x12x8	Dirt	Galvanized Metal	144	
<b>Qual</b>	3	<b>Cond</b> 1	<b>Year</b> 1980	<b>Eff Age</b> 64		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (6.64 x 144)		956	956	765	191	



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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
VE	VERDIGRIS CLAY LOAM	TMBR	90		0	10.000	162	162	1,620	1,620
<b>TMBR Totals</b>						10.000			1,620	1,620
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30		0	11.000	84	84	924	924
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	35.000	224	224	7,840	7,840
OKA	OKEMAH SILTY CLAY LOAM	IMP PST	90		0	9.000	252	252	2,268	2,268
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76		0	10.000	213	213	2,128	2,128
SUB	SUMMIT SILTY CLAY LOAM 1-	IMP PST	78		0	3.000	218	218	655	655
VE	VERDIGRIS CLAY LOAM	IMP PST	90		0	1.000	252	252	252	252
VF	VERDIGRIS SOILS FREQUENTL	IMP PST	47		0	1.000	132	132	132	132
<b>IMP PST Totals</b>						70.000			14,199	14,199
<b>Total Agland</b>						80.000			15,819	15,819