



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 17:10:12
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660010267 Parcel ID 24N17E-09-4-00000-000-0000 Cadastral ID 09-24-17-01700 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 343434 YANG, SIA & CHIA LEE 2874 S HWY 28 CHELSEA OK 74016-0000 Parcel Location Situs 02874 S HWY 28 Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 9 / 24 / 17 / 4 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.56913202 -95.49066102																																																																																																																									
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Date 04/17/2026
 Time 17:10:12
 Page 2

Lot Data		Square-Foot - NBHD 4050 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	9.7409		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	424,312.00 x .26 = 111,128		
Factor Value			
Adjustments	1.0000		
Lot Value	111,128		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,538 / 1,538
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1961 / 49

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	111,610	72.57	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	99,58	Total Misc Impr	+ 3,688
Roofing Adj	+ 4.23	Garage Cost	+ 0
Subfloor Adj	+ 1.17	Total RCN	= 187,910
Heat/Cool Adj	+ 11.24	Depreciation (56%)	- 105,230
Plumbing Adj	+ 3.56	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 82,680
Adj Base Cost	= 119.78	Lot Value	+ 111,128
Total Area	x 1,538	Indicated Value	= 193,808
Adjusted Cost	= 184,222	Value Per SqFt	126.01

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	82,680		
Lot Value	111,128		
Indicated Value	193,808	126.01	Per SqFt
Agland Value			
Site Improvements	7,013		
Total Value	200,821	130.57	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	23855	23x6		138	23.33		3,220
PATO	SLAB PORCH - OPEN	23856	11x4		44	10.64		468



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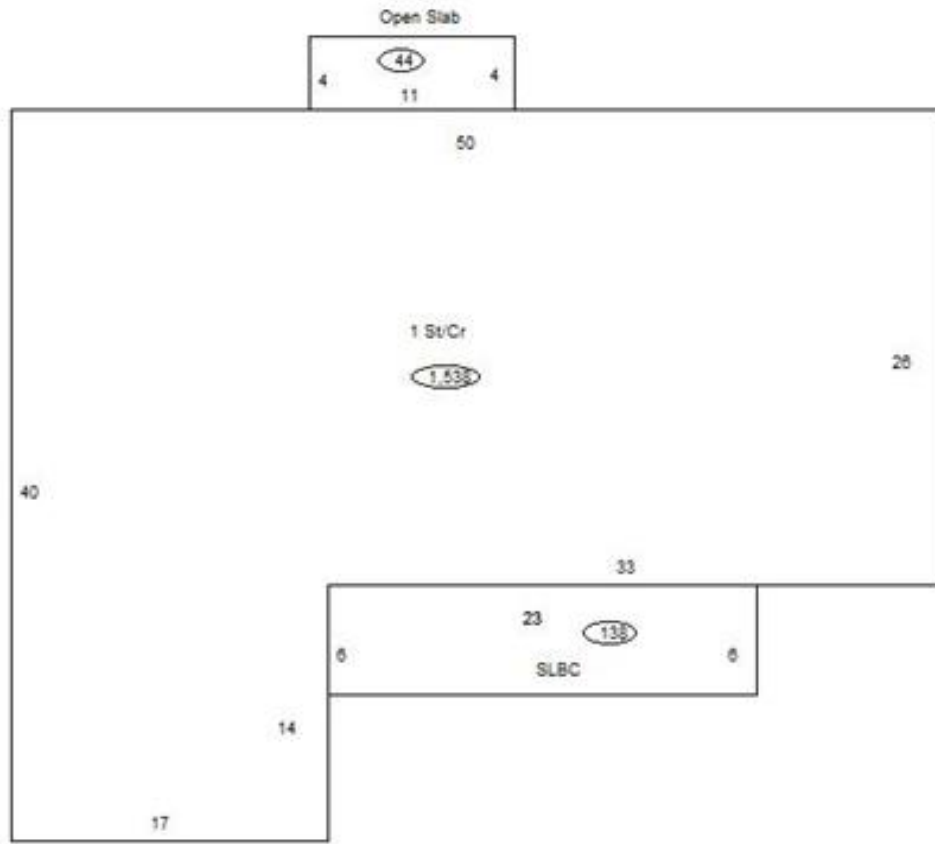
Date 04/17/2026

Time 17:10:12

Page 3

Sketch Image

660010267



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,538	1.000	1,538
2	M	PRCH		10	SLBC	138	1.000	138
3	M	PATO		10	Open Slab	44	1.000	44
Total Building Area						1,538		1,538



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 Time 17:10:12
 Page 4

660010267

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LF	LOAFING SHED	0x0x0			1,200	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 1,200)	5,112		5,112	3,834	1,278
	SHDS	Shed - Small	0x0x0	Base		384	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD	
		Base Cost (20.16 x 384)	7,741		7,741	3,483	4,258
	SHDS	Shed - Small	12x18x0	Base		216	
	Qual	3	Cond 2	Year	Eff Age 2026		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
		Base Cost (22.80 x 216)	4,925		4,925	3,448	1,477