



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 660011313 Parcel ID 23N17E-10-2-00000-000-0000 Cadastral ID 10-23-17-00600 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 15914 WILSON, GREGORY M 19004 E 360 RD CHELSEA OK 74016-0000 Parcel Location Situs 19004 E 360 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 10 / 23 / 17 / 2 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.49497328 -95.48391226																																																																																																																									
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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres		
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	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	2,102 / 2,102
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,102
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	775 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1990 / 27



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	305,869	145.51	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	93.97	Total Misc Impr	+	13,913			
Roofing Adj	+ 5.34	Garage Cost	+	22,625			
Subfloor Adj	+ -2.15	Total RCN	=	282,031			
Heat/Cool Adj	+ 12.39	Depreciation (34%)	-	95,891			
Plumbing Adj	+ 7.23	Lump Sums	+	3,774			
Basement Adj	+ 0.00	RCNLD	=	189,914			
Adj Base Cost	= 116.79	Lot Value	+				
Total Area	x 2,102	Indicated Value	=	189,914			
Adjusted Cost	= 245,493	Value Per SqFt		90.35			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	189,914		
Lot Value			
Indicated Value	189,914	90.35	Per SqFt
Agland Value	360		
Site Improvements	45,063		
Total Value	235,337	111.96	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	5,503.09		5,503
PRCH	SLAB PORCH - COVERED	26676	13x8		104	26.07		2,711
PATO	Patio - Open	162145	676		676	8.43		5,699
WODO	Wood Deck - Open	162146	20x8		160	23.59		3,774



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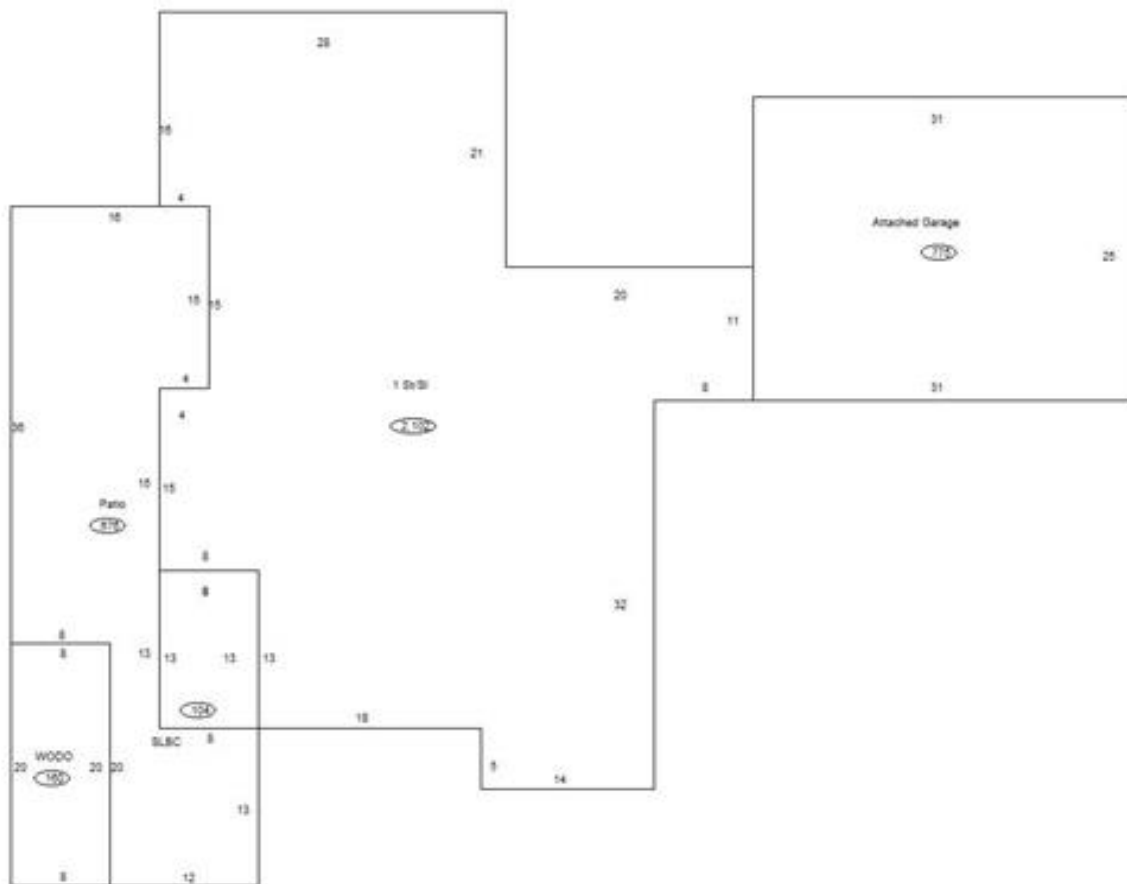
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Sketch Image

660011313



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	2,102	1.000	2,102
2	G	1		10	Attached Garage	775	1.000	775
3	M	PRCH		10	SLBC	104	1.000	104
4	M	PATO		10	Patio	676	1.000	676
5	M	WODO		10	WODO	160	1.000	160
Total Building Area						2,102		2,102



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x50x14	Concrete	Formed Metal	1,500
	Qual 3	Cond 3	Year 2004	Eff Age 17		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (30.06 x 1,500)	45,090		45,090	18,036	27,054
	SHDS	Shed	6x10x7	Plank	Galvanized Metal	60
	Qual 4	Cond 3	Year 2004	Eff Age 17		
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ 100% Func)	RCNLD
	Base Cost (35.00 x 60)	2,100		2,100	2,100	
	EQSH	Equipment Shed	20x60x12	Dirt	Formed Metal	1,200
	Qual 3	Cond 3	Year 2004	Eff Age 17		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (19.63 x 1,200)	23,556		23,556	9,422	14,134
	SHDS	Shed	12x16x8	Plank	Composition Shingle	192
	Qual 3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (23.81 x 192)	4,572		4,572	2,697	1,875
	SHIP	Shipping/Storage Container	8x40x8			320
	Qual 0	Cond	Year 0	Eff Age 0		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ 0% Func)	RCNLD
	Base Cost (6.25 x 320)	2,000		2,000		2,000



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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	0	36	0	0
TMBR Totals						10.000			0	0
Total Agland						10.000			0	0