



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 660012263 Parcel ID 24N17E-11-4-00000-000-0000 Cadastral ID 11-24-17-01400 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 14854 EVANS, RACHEL LYNN TRUST 20695 E 310 RD CHELSEA OK 74016-0000 Parcel Location Situs 20695 E 310 RD Subdivision Lot/Block / Parcel Size 30 - Acres Sec/Twn/Rng 11 / 24 / 17 / 4 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.56909432 -95.45702972																																																																																																																									
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Lot Data - CHELSEA FOYIL RURAL (UNITS BUILDABLE)	
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	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,675 / 1,675
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,675
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	550 Detached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2004 / 17

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	106.84	Total Misc Impr	+ 17,660
Roofing Adj	+ 4.66	Garage Cost	+ 21,970
Subfloor Adj	+ -2.26	Total RCN	= 258,553
Heat/Cool Adj	+ 12.39	Depreciation (19%)	- 49,125
Plumbing Adj	+ 9.07	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 209,428
Adj Base Cost	= 130.70	Lot Value	+ 209,428
Total Area	x 1,675	Indicated Value	= 209,428
Adjusted Cost	= 218,923	Value Per SqFt	125.03

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	209,428		
Lot Value			
Indicated Value	209,428	125.03	Per SqFt
Agland Value	4,354		
Site Improvements	9,512		
Total Value	223,294	133.31	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	29281	17x7		119	26.02		3,096
PRCH	SLAB PORCH - COVERED	29282	416		416	25.12		10,450
PATO	SLAB PORCH - OPEN	29283	488		488	8.43		4,114



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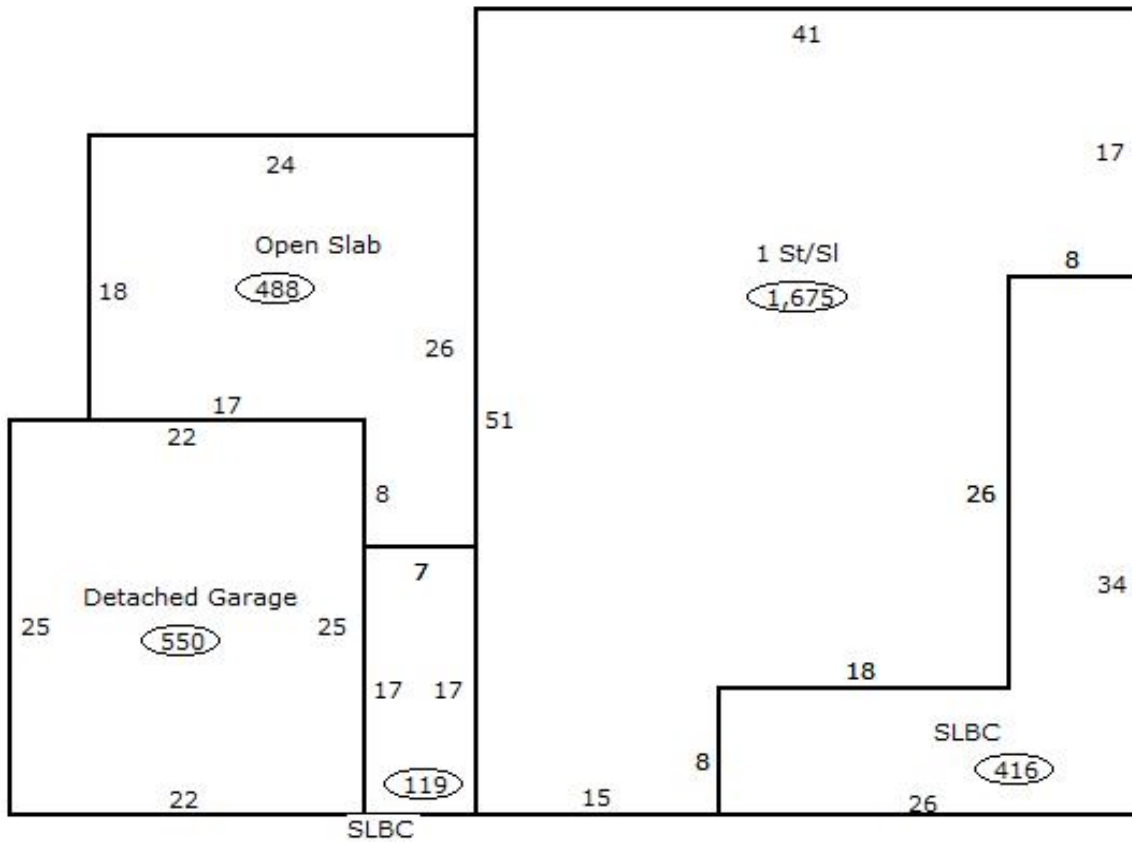
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,675	1.000	1,675
2	G	2		13	Detached Garage	550	1.000	550
3	M	PRCH		13	SLBC	119	1.000	119
4	M	PRCH		13	SLBC	416	1.000	416
5	M	PATO		13	Open Slab	488	1.000	488
Total Building Area						1,675		1,675



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BNGP	Barn - General Purpose	0x0x0	Base		1,200	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
		Base Cost (21.69 x 1,200)	26,028		26,028	18,220	7,808
	LF	LOAFING SHED	0x0x0			160	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 160)	682		682	341	341
	LF	LOAFING SHED	0x0x0			160	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 160)	682		682	341	341
	LF	LOAFING SHED	10x24x0			240	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 240)	1,022		1,022		1,022



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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
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45		0	6.000	108	108	648	648
DNC	DENNIS SILT LOAM 3-5% SLO	NTV PST	69		166	7.000	166	166	1,162	1,162
HC	HECTOR STONY SANDY LOAM	NTV PST	20		0	4.000	48	48	192	192
HC	HECTOR STONY SANDY LOAM	NTV PST	20		0	3.000	48	48	144	144
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80		0	1.000	192	192	192	192
NTV PST Totals						21.000			2,338	2,338
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	1.000	224	224	224	224
OKB	OKEMAH SILTY CLAY LOAM 1-	IMP PST	80		0	8.000	224	224	1,792	1,792
IMP PST Totals						9.000			2,016	2,016
Total Agland						30.000			4,354	4,354