



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 05:13:45
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Assessment Data					Primary Image																																																																																																																				
Account 660012269 Parcel ID 24N17E-11-2-00000-000-0000 Cadastral ID 11-24-17-02000 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 345957 DONOVAN, GARRETT JEROME & JANE SUSAN DONOVAN 2832 SILVERCLIFFE DR EDMOND OK 73012-0000 Parcel Location Situs 20438 E 300 RD Subdivision Lot/Block / Parcel Size 34 - Acres Sec/Twn/Rng 11 / 24 / 17 / 2 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>660012269 06/04/24</p> <p>6/6/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.58069724 -95.46481416																																																																																																																									
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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	3.5 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,720 / 1,720
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1945 / 43

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	85.37	Total Misc Impr	+ 5,867
Roofing Adj	+ 3.87	Garage Cost	+
Subfloor Adj	+ 2.26	Total RCN	= 169,439
Heat/Cool Adj	+ 0.74	Depreciation (53%)	- 89,803
Plumbing Adj	+ 2.85	Lump Sums	+ 4,523
Basement Adj	+ 0.00	RCNLD	= 84,159
Adj Base Cost	= 95.10	Lot Value	+
Total Area	x 1,720	Indicated Value	= 84,159
Adjusted Cost	= 163,572	Value Per SqFt	48.93

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	84,159
Lot Value	
Indicated Value	84,159 48.93 Per SqFt
Agland Value	4,104
Site Improvements	8,309
Total Value	96,572 56.15 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2012	1	0.00		
PRCH	SLAB PORCH - COVERED	29288	30x8		240	20.13		4,831
WODC	WOOD DECK - COVERED	29289	16x8		128	39.26	10%	4,523
PRCH	SLAB PORCH - COVERED	29290	10x5		50	20.72		1,036



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	0x0x0	Base		528
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (19.47 x 528)	10,280		10,280	10,280
	GRDT	Garage - Detached	0x0x0	Base		960
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
		Base Cost (17.31 x 960)	16,618		16,618	8,309 8,309



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			1.673	122	122	205	205
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			.222	108	108	24	24
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			25.845	144	144	3,722	3,722
HC	HECTOR STONY SANDY LOAM	NTV PST	20			3.193	48	48	153	153
W	WATER	NTV PST	0			3.067	0	0	0	0
NTV PST Totals						34.000			4,104	4,104
Total Agland						34.000			4,104	4,104