




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	660013026								
Parcel ID	23N17E-12-2-00000-000-0000								
Cadastral ID	12-23-17-02300								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 2							
Tax Area	71 - CHELSEA RURAL/FOYIL FIRE								
Name ID	324509								
CHRISTIAN, ASHLEY & TYLER									
21466 E 360 RD CHELSEA OK 74016-0000									
Parcel Location									
Situs	21466 E 360 RD								
Subdivision									
Lot/Block	/	Parcel Size	1 - Acres						
Sec/Twn/Rng	12 / 23 / 17 / 2								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.49548449 -95.44535291									
NE NE NW DESC AS: BEG 112.25' W NE/C; TH W 208.71'; S 208.71'; TH E 208.71'; N 208.71' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R20	R20-FLOOD DAMAGE REPAIRS	06/2019	11/2019						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2709/698	BREWER, JO ANN	05/08/2018	84,500	WG					
2709/695	BREWER, JOHN & JOANN	04/08/2018	0	4					
1394/313	HOUSING AUTHORITY OF	07/16/2002	0	1					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax	
Remove Cap	2019	Land Value	31,364	23,298	11%	2,563	Assessed	9,980 955.49	
Year Frozen	0	Improvements	88,487	67,429		7,417	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -82.00	
TIF Project ID	0	Total Value	119,851	90,727		9,980	Total Taxable	8,980 873.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660013026	CHRISTIAN, ASHLEY & TYLER	71	131,548	1000	8,689	845.00		
2024	2024-660013026	CHRISTIAN, ASHLEY & TYLER	71	103,247	0	9,408	918.00		
2023	2023-660013026	CHRISTIAN, ASHLEY & TYLER	71	81,448	0	8,959	884.00		
2022	2022-660013026	CHRISTIAN, ASHLEY & TYLER	71	78,756	0	8,663	859.00		
2021	2021-660013026	CHRISTIAN, ASHLEY & TYLER	71	83,582	0	9,194	918.00		
2020	2020-660013026	CHRISTIAN, ASHLEY & TYLER	71	84,394	0	9,283	936.00		
2019	2019-660013026	CHRISTIAN, ASHLEY & TYLER	71	46,395	0	5,103	523.00		
2018	2018-660013026	CHRISTIAN, ASHLEY & TYLER	71	85,556	0	9,411	955.00		
2017	2017-660013026	BREWER, JOHN & JOANN	71	84,861	0	9,335	956.00		
2016	2016-660013026	BREWER, JOHN & JOANN	71	82,766	0	9,104	947.00		
2015	2015-660013026	BREWER, JOHN & JOANN	71	80,333	0	8,837	908.00		
2014	2014-660013026	BREWER, JOHN & JOANN	71	78,928	0	8,682	920.00		
2013	2013-660013026	BREWER, JOHN & JOANN	71	75,426	0	8,297	868.00		




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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 43,561.00 x .72 = 31,364 Factor Value Adjustments 1.0000 Lot Value 31,364		 <p style="text-align: right; color: orange;">08/25/2020 13:02</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-08-25\IMG_004' 8/26/2020</p>

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,328 / 1,328
Style	100% One Story
HVAC	1 Wall Air Conditioners (Count) % Hot Water
Roof Cover	1 Composition Shingle
Area on Slab	1,328
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 32

Cost Approach				Manual : 01/2025			
Base Cost	91.45	Total Misc Impr	+ 3,080				
Roofing Adj	+ 3.82	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 149,957				
Heat/Cool Adj	+ 6.00	Depreciation (44%)	- 65,981				
Plumbing Adj	+ 9.33	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 83,976				
Adj Base Cost	= 110.60	Lot Value	+ 31,364				
Total Area	x 1,328	Indicated Value	= 115,340				
Adjusted Cost	= 146,877	Value Per SqFt	86.85				

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	96,415 72.60 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	83,976
Lot Value	31,364
Indicated Value	115,340 86.85 Per SqFt
Agland Value	
Site Improvements	4,511
Total Value	119,851 90.25 Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	31176	16x4		64	20.67		1,323
WDBS	Wood Burning Stove			1	1	1,757.22		1,757



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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	10	1 St/Sl	1,328	1.000	1,328
2	M	PRCH		10	SLBC	64	1.000	64
Total Building Area						1,328		1,328



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x16x8	Plank	Formed Metal	160
	Qual	4	Cond 3	Year 2024	Eff Age 2	

Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (27.52 x 160)	4,403		4,403	440	3,963

	SHDS	Shed - Small	8x12x7	Concrete	Galvanized Metal	96
	Qual	4	Cond 2	Year 1980	Eff Age 46	

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (28.54 x 96)	2,740		2,740	2,192	548