




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 660013045 Parcel ID 24N17E-12-1-00000-000-0000 Cadastral ID 12-24-17-01200 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 348230 TATUM, PATRICIA FAMILY REVOCABLE TRUST PO BOX 104 CHELSEA OK 74016-0000 Parcel Location Situs 02202 S 4250 RD Subdivision Lot/Block / Parcel Size 50 - Acres Sec/Twn/Rng 12 / 24 / 17 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					 <p style="text-align: right;">6/6/2024</p>																																																																																																											
Legal Description Lat/Long: 36.58034493 -95.43768067																																																																																																																
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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	1.5 - Low
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,900 / 1,900
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 103

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	78.42	Total Misc Impr	+ 25,820
Roofing Adj	+ 4.16	Garage Cost	+ 0
Subfloor Adj	+ 2.09	Total RCN	= 193,001
Heat/Cool Adj	+ 0.74	Depreciation (80%)	- 154,401
Plumbing Adj	+ 2.59	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 38,600
Adj Base Cost	= 87.99	Lot Value	+ 0
Total Area	x 1,900	Indicated Value	= 38,600
Adjusted Cost	= 167,181	Value Per SqFt	20.32

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	38,600		
Lot Value			
Indicated Value	38,600	20.32	Per SqFt
Agland Value	11,071		
Site Improvements	11,452		
Total Value	61,123	32.17	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	31185	50x10		500	51.64		25,820



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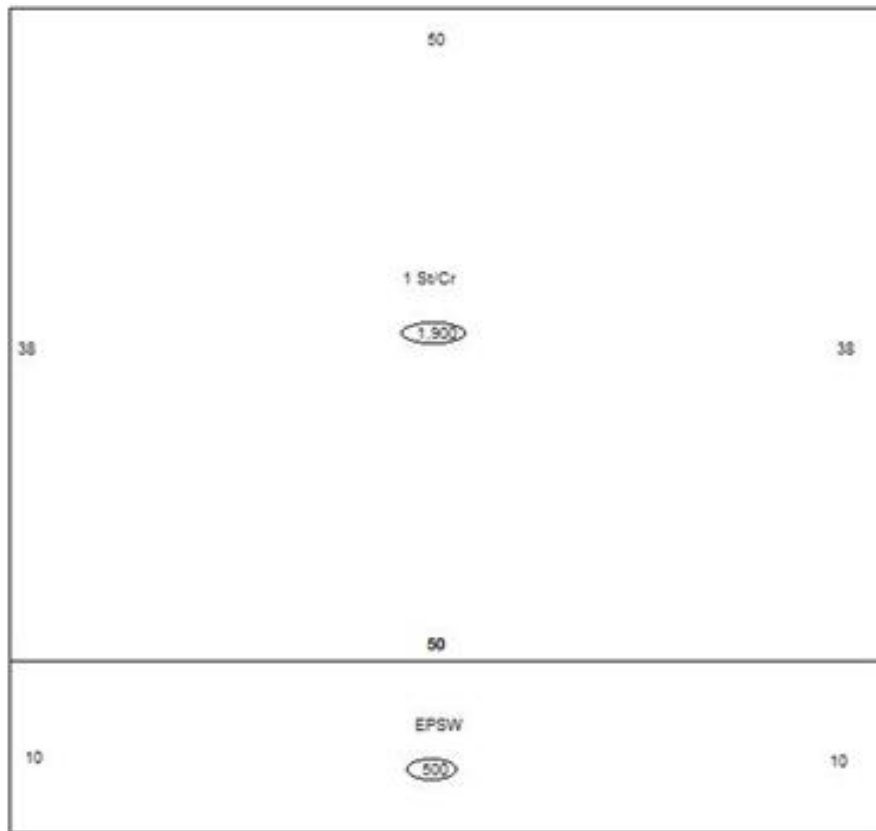
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Sketch Image

660013045



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,900	1.000	1,900
2	M	EPSW		10	EPSW	500	1.000	500
Total Building Area						1,900		1,900



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	0x0x0	Base		1,620
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (20.47 x 1,620)		33,161		33,161	33,161
	BNGP	Barn - General Purpose	0x0x0	Base		1,120
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (21.91 x 1,120)		24,539		24,539	13,496
	LF	LOAFING SHED	0x0x0			420
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 420)		1,789		1,789	1,789
	LF	LOAFING SHED	16x24x0			384
	Qual 2	Cond 2	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 384)		1,636		1,636	1,227
	SHDS	Shed - Small	0x0x0	Base		
	Qual 3	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (39.31 x)					



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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
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	7.000	224	224	1,568	1,568
OKA	OKEMAH SILTY CLAY LOAM	IMP PST	90		0	9.000	252	252	2,268	2,268
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76		0	34.000	213	213	7,235	7,235
IMP PST Totals						50.000			11,071	11,071
Total Agland						50.000			11,071	11,071