



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 660013500 Parcel ID 23N17E-13-3-00000-000-0000 Cadastral ID 13-23-17-00400 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 17184 WALKER, JOHNNY DALE & BERNICE A TRUSTEES 21303 E 380 RD CHELSEA OK 74016-0000 Parcel Location Situs 21303 E 380 RD Subdivision Lot/Block / Parcel Size 28.38 - Acres Sec/Twn/Rng 13 / 23 / 17 / 3 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																																									
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Lot Data	
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	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,448 / 2,448
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	6 /
Bed/F/H Bath	2 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1979 / 35

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	98.79	Total Misc Impr	+ 12,254
Roofing Adj	+ 4.71	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 310,274
Heat/Cool Adj	+ 14.18	Depreciation (43%)	- 133,418
Plumbing Adj	+ 4.05	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 176,856
Adj Base Cost	= 121.74	Lot Value	+
Total Area	x 2,448	Indicated Value	= 176,856
Adjusted Cost	= 298,020	Value Per SqFt	72.25

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	176,856
Lot Value	
Indicated Value	176,856
Agland Value	4,369
Site Improvements	16,509
Total Value	197,734
	72.25 Per SqFt
	80.77 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	6,301.04		6,301
PRCH	SLAB PORCH - COVERED	32453	31x6		186	28.28		5,260
PRCH	SLAB PORCH - COVERED	32454	6x4		24	28.86		693



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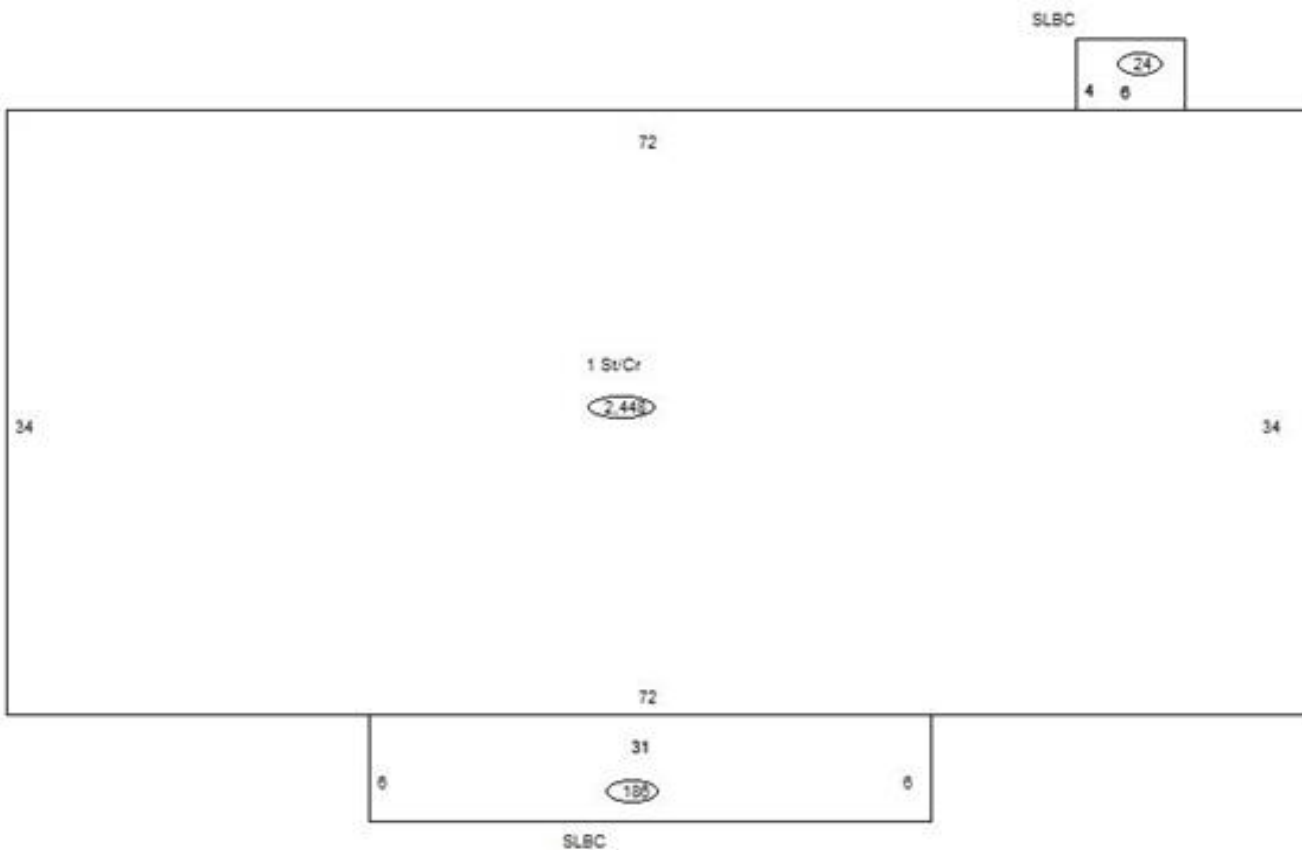
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	2,448	1.000	2,448
2	M	PRCH		10	SLBC	186	1.000	186
3	M	PRCH		10	SLBC	24	1.000	24
Total Building Area						2,448		2,448



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed	36x12x8	Plank	Formed Metal	432
	Qual	3	Cond 3	Year 2019	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)	
Base Cost (20.25 x 432)		8,748		8,748	2,012	6,736
	CPAT	CARPORT Attached	20x26x8	Gravel	Formed Metal	520
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	
Base Cost (6.72 x 520)		3,494		3,494	2,411	1,083
	UTIL	SHOP BUILDING	20x36x10	Dirt	Formed Metal	720
	Qual	2	Cond 3	Year 1980	Eff Age 35	
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	
Base Cost (25.87 x 720)		18,626		18,626	11,362	7,264
	SHDS	Shed	20x24x7	Plank	Galvanized Metal	480
	Qual	2	Cond 3	Year 1980	Eff Age 35	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
Base Cost (14.85 x 480)		7,128		7,128	5,702	1,426



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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
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			4.000	72	72	288	288
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			14.000	144	144	2,016	2,016
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			2.000	144	144	288	288
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			1.380	192	192	265	265
OKA	OKEMAH SILTY CLAY LOAM	NTV PST	90			4.000	216	216	864	864
OKA	OKEMAH SILTY CLAY LOAM	NTV PST	90			3.000	216	216	648	648
NTV PST Totals						28.380			4,369	4,369
Total Agland						28.380			4,369	4,369