



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660014162 <b>Parcel ID</b> 23N17E-14-1-00000-000-0000 <b>Cadastral ID</b> 14-23-17-00500 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 71 - CHELSEA RURAL/FOYIL FIRE <b>Name ID</b> 348825 BROWN, MATTHEW COLTE & JESSICA LEA  426853 E 250 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 20548 E 370 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 40 - Acres <b>Sec/Twn/Rng</b> 14 / 23 / 17 / 1 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.47957955 -95.46033797																																																																																																																									
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<b>Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE)</b>	
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	



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<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,000 / 1,000
Style	100% One Story
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 50

<b>GRM Approach</b>	
GRM Code	
Gross Rent	0.00
Indicated Value	

<b>Multiple Regression</b>	
MRA Code	
Adjusted R	
Indicated Value	

<b>Direct Comparables</b>	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	91.59	Total Misc Impr	+ 7,987
Roofing Adj	+ 4.14	Garage Cost	+
Subfloor Adj	+ 2.38	Total RCN	= 111,007
Heat/Cool Adj	+ 0.00	Depreciation ( 59%)	- 65,494
Plumbing Adj	+ 4.91	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 45,513
Adj Base Cost	= 103.02	Lot Value	+
Total Area	x 1,000	Indicated Value	= 45,513
Adjusted Cost	= 103,020	Value Per SqFt	45.51

<b>Value Reconciliation</b>			
Selected Approach	Cost Approach		
Improvements	45,513		
Lot Value			
Indicated Value	45,513	45.51	Per SqFt
Agland Value	6,888		
Site Improvements	37,889		
Total Value	90,290	90.29	Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,485.02		4,485
PRCH	SLAB PORCH - COVERED	34058	12x6		72	20.65		1,487
PRCH	SLAB PORCH - COVERED	34059	14x7		98	20.56		2,015



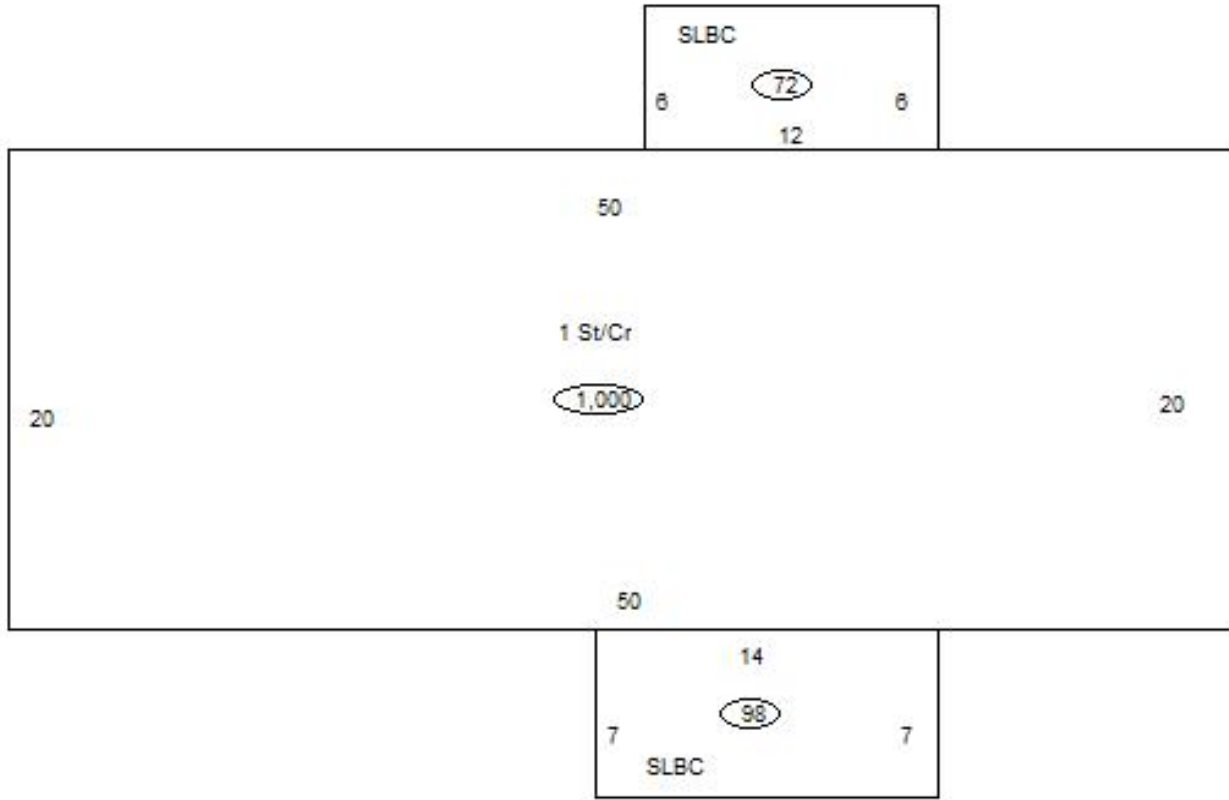
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Sketch Image

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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	1,000	1.000	1,000
2	M	PRCH		10	SLBC	72	1.000	72
3	M	PRCH		10	SLBC	98	1.000	98
<b>Total Building Area</b>						1,000		1,000



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EQSH	EQUIP SHED	30x50x8	Dirt	Composition Shingle	1,500
	Qual 3	Cond 3	Year 2016	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.82 x 1,500)		25,230	25,230	3,785	21,445
	BNGP	BARN	46x30x12	Dirt	Galvanized Metal	1,380
	Qual 3	Cond 2	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (20.41 x 1,380)		28,166	28,166	19,435	8,731
	BNGP	BARN	20x40x8	Dirt	Galvanized Metal	800
	Qual 3	Cond 2	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (20.40 x 800)		16,320	16,320	11,261	5,059
	LOAF	LOAFING SHED	20x14x8	Dirt	Galvanized Metal	280
	Qual 3	Cond 3	Year 1980	Eff Age 35		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.36 x 280)		1,781	1,781	1,425	356
	LOAF	LOAFING SHED	14x20x8	Dirt	Galvanized Metal	280
	Qual 3	Cond 3	Year 1980	Eff Age 35		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.36 x 280)		1,781	1,781	1,425	356
	SHDS	SHED	20x24x6	Plank	Galvanized Metal	480
	Qual 4	Cond 2	Year 1960	Eff Age 66		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (20.23 x 480)		9,710	9,710	7,768	1,942



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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
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	37.000	168	168	6,216	6,216
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	3.000	224	224	672	672
<b>IMP PST Totals</b>						40.000			6,888	6,888
<b>Total Agland</b>						40.000			6,888	6,888