



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 06:25:25  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660014213 <b>Parcel ID</b> 24N17E-14-3-00000-000-0000 <b>Cadastral ID</b> 14-24-17-00600 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 14 - CHELSEA RURAL <b>Name ID</b> 325947 CLAY, CHRISTOPHER L & DANA H CO-TRUSTEES CLAY FAMILY REVOCABLE TRUST 20405 E HWY 28 CHELSEA OK 74016-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 20405 E HWY 28 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 9.86 - Acres <b>Sec/Twn/Rng</b> 14 / 24 / 17 / 3 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.55464529 -95.46373020 SE SE SW LESS .14 AC ROAD					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R20 000076</td> <td>R21- NEW 30X50 DTCH ACC BLDG</td> <td>03/2020</td> <td>08/2020</td> <td>38,000</td> </tr> <tr> <td>21</td> <td>GWD 1457-1 MTG 1457-2</td> <td>03/2003</td> <td>01/2004</td> <td>120,075</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20 000076	R21- NEW 30X50 DTCH ACC BLDG	03/2020	08/2020	38,000	21	GWD 1457-1 MTG 1457-2	03/2003	01/2004	120,075																																																																																																	
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Lot Data		Square-Foot - NBHD 4050 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	9.56		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	416,433.00 x .26 = 108,931		
Factor Value			
Adjustments	1.0000		
Lot Value	108,931		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Rustic Log
Base/Total Area	1,600 / 2,432
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air % Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,600
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2003 / 17

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	300,121	123.41	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	86.36	Total Misc Impr	+	0	
Roofing Adj	+ 2.96	Garage Cost	+		
Subfloor Adj	+ -1.41	Total RCN	=	273,746	
Heat/Cool Adj	+ 18.40	Depreciation ( 19%)	-	52,012	
Plumbing Adj	+ 6.25	Lump Sums	+	33,941	
Basement Adj	+ 0.00	RCNLD	=	255,675	
Adj Base Cost	= 112.56	Lot Value	+	108,931	
Total Area	x 2,432	Indicated Value	=	364,606	
Adjusted Cost	= 273,746	Value Per SqFt		149.92	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	255,675		
Lot Value	108,931		
Indicated Value	364,606	149.92	Per SqFt
Agland Value			
Site Improvements	68,775		
Total Value	433,381	178.20	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	34129	1252		1,252	28.84	6%	33,941



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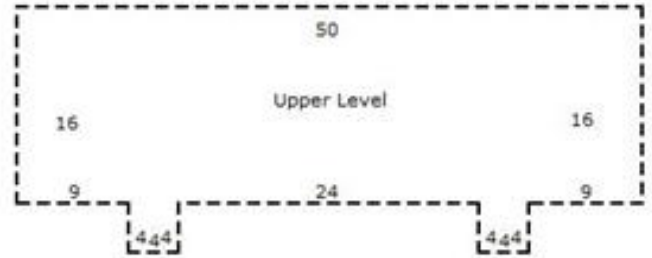
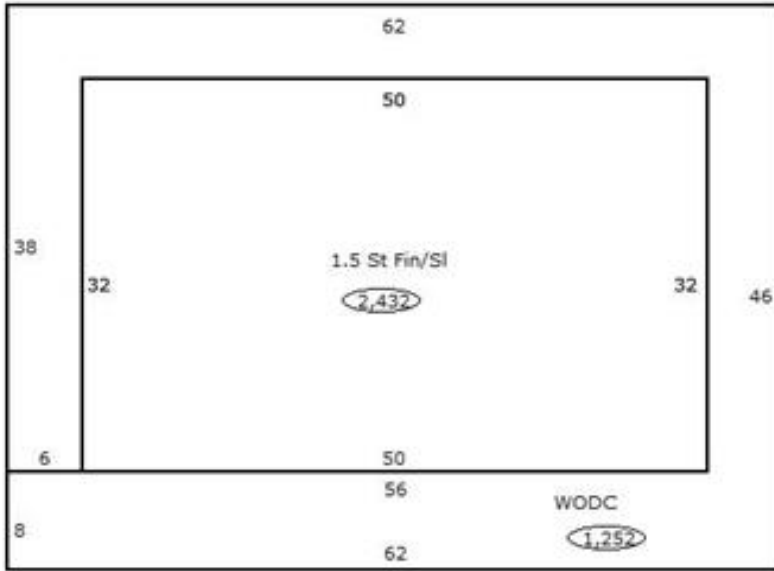
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Sketch Image

660014213



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,600	1.520	2,432
2	U	^UL	Overhang	13	Upper Level	832	1.000	832
3	M	WODC		13	WODC	1,252	1.000	1,252
<b>Total Building Area</b>						1,600		2,432



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	30x50x0			1,500	
	Qual	3	Cond 3	Year	Eff Age 5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (9% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (28.65 x 1,500)		42,975		42,975	3,868	39,107
	UTIL	SHOP BUILDING	0x0x0			960	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (32.53 x 960)		31,229		31,229	1,561	29,668
	SHDS	Shed - Small	0x0x0		Base		
	Qual	3	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (39.31 x )						
	SHDS	Shed - Small	0x0x0		Base		
	Qual	3	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (39.31 x )						