



# 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> 660014783 <b>Parcel ID</b> 23N17E-15-3-00000-000-0000 <b>Cadastral ID</b> 15-23-17-01300 <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> 326338 LEONARD, WILLIAM GUESS & CHELSEA B  19677 E 380 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 19677 E 380 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 30 - Acres <b>Sec/Twn/Rng</b> 15 / 23 / 17 / 3 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.46862991 -95.47774388																																																																																																																									
<b>Building Permits</b>					\\tsclient\C\Users\Randy Necessary\Pictures\2020-08-31\IMG_004 9/1/2020																																																																																																																				
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<b>Lot Data</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	



<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% Veneer, Masonry
Base/Total Area	1,107 / 1,107
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	567 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1967 / 44

\\tsclient\C\Users\Randy Necessary\Pictures\2020-08-31\IMG\_004 9/1/2020

<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	98.43	Total Misc Impr	+ 241
Roofing Adj	+ 4.04	Garage Cost	+ 12,603
Subfloor Adj	+ 2.37	Total RCN	= 144,976
Heat/Cool Adj	+ 10.09	Depreciation ( 54%)	- 78,287
Plumbing Adj	+ 4.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 66,689
Adj Base Cost	= 119.36	Lot Value	+ 66,689
Total Area	x 1,107	Indicated Value	= 66,689
Adjusted Cost	= 132,132	Value Per SqFt	60.24

<b>Value Reconciliation</b>	
Selected Approach	Cost Approach
Improvements	66,689
Lot Value	
Indicated Value	66,689
Agland Value	5,426
Site Improvements	20,906
Total Value	93,021
	60.24 Per SqFt
	84.03 Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	35673	6x4		24	10.04		241



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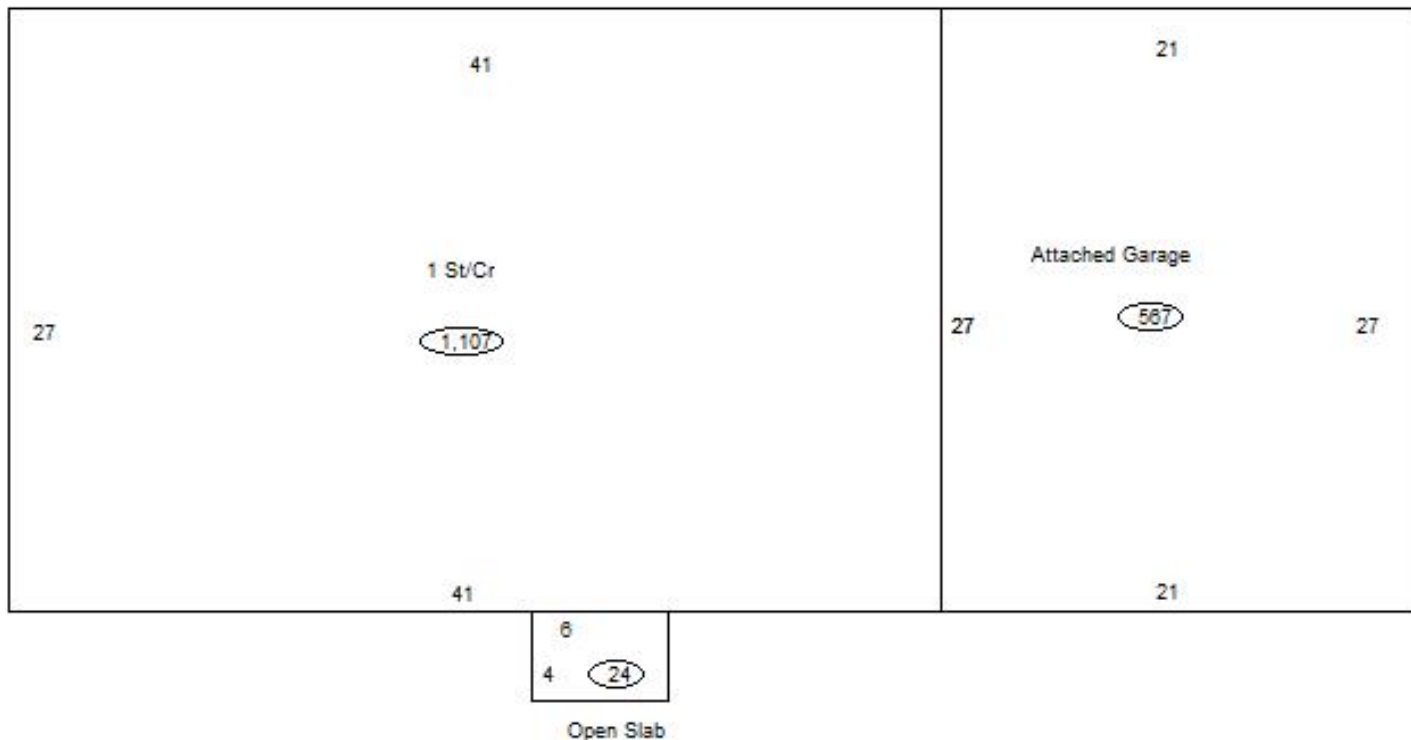
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### Sketch Image

660014783



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,107	1.000	1,107
2	G	1		10	Attached Garage	567	1.000	567
3	M	PATO		10	Open Slab	24	1.000	24
<b>Total Building Area</b>						1,107		1,107



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP BARN		44x26x8	Dirt	Galvanized Metal	1,144
	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 (20.01 x 1,144)		22,891	22,891	15,795	7,096
	LNTO Lean To - Attached		44x8x8	Dirt	Galvanized Metal	352
	Qual 3	Cond 2	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.31 x 352)		3,277	3,277	2,622	655
	BNGP BARN		26x16x7	Dirt	Galvanized Metal	416
	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 416)		8,486	8,486	5,855	2,631
	BNGP BARN		30x60x10	Dirt	Galvanized Metal	1,800
	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 (18.86 x 1,800)		33,948	33,948	23,424	10,524



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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
BDC2	BATES-DENNIS SOILS 3-5% S	IMP PST	59		0	22.000	165	165	3,634	3,634
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	8.000	224	224	1,792	1,792
<b>IMP PST Totals</b>						30.000			5,426	5,426
<b>Total Agland</b>						30.000			5,426	5,426