



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 660014827 Parcel ID 24N17E-15-4-00000-000-0000 Cadastral ID 15-24-17-01000 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 15134 WYCHE, MARGARET SUE MARTIN & SUE LYNN FLAMING 19839 E HWY 28 CHELSEA OK 74016-0000 Parcel Location Situs 19839 E HWY 28 Subdivision Lot/Block / Parcel Size 77.5 - Acres Sec/Twn/Rng 15 / 24 / 17 / 4 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.55691901 -95.47504701																																																																																																																									
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Units Buildable - 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	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,368 / 1,368
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 86

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	88.33	Total Misc Impr	+ 4,414
Roofing Adj	+ 3.98	Garage Cost	+
Subfloor Adj	+ 2.34	Total RCN	= 139,819
Heat/Cool Adj	+ 0.74	Depreciation (80%)	- 111,855
Plumbing Adj	+ 3.59	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 27,964
Adj Base Cost	= 98.98	Lot Value	+
Total Area	x 1,368	Indicated Value	= 27,964
Adjusted Cost	= 135,405	Value Per SqFt	20.44

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	27,964
Lot Value	
Indicated Value	27,964 20.44 Per SqFt
Agland Value	13,574
Site Improvements	3,373
Total Value	44,911 32.83 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2012	1	0.00		
PRCH	SLAB PORCH - COVERED	35721	5x5		25	20.79		520
PRCH	SLAB PORCH - COVERED	35722	24x8		192	20.28		3,894



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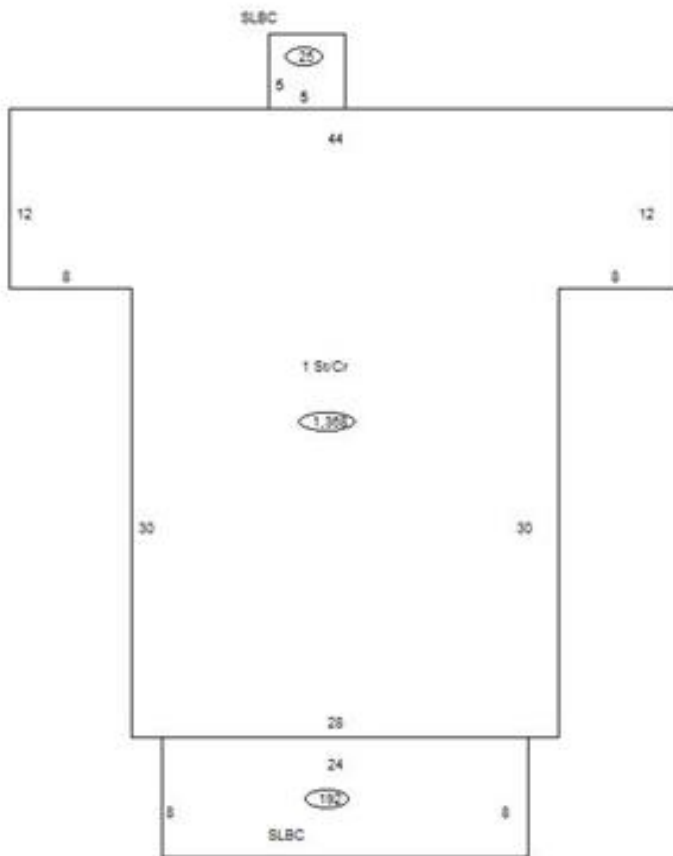
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Sketch Image

660014827



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,368	1.000	1,368
2	M	PRCH		10	SLBC	25	1.000	25
3	M	PRCH		10	SLBC	192	1.000	192
Total Building Area						1,368		1,368



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BNGP	Barn - General Purpose	0x0x0	Base		1,656	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (90% Phys/ % Func)	RCNLD
Base Cost (20.37 x 1,656)		33,733			33,733	30,360	3,373
	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
BDC2	BATES-DENNIS SOILS 3-5% S	IMP PST	59		0	20.000	165	165	3,304	3,304
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	35.000	168	168	5,880	5,880
SUB	SUMMIT SILTY CLAY LOAM 1-	IMP PST	78		0	5.500	218	218	1,201	1,201
SUC	SUMMIT SILTY CLAY LOAM 3-	IMP PST	67		0	17.000	188	188	3,189	3,189
IMP PST Totals						77.500			13,574	13,574
Total Agland						77.500			13,574	13,574