



# 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> 660015814 <b>Parcel ID</b> 23N17E-16-3-00000-000-0000 <b>Cadastral ID</b> 16-23-17-01010 <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> 344600 SIDWELL, WARREN E & JOLENE M REVOCABLE TRUST  18403 E 380 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 18403 E 380 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 20 - Acres <b>Sec/Twn/Rng</b> 16 / 23 / 17 / 3 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-09-09\IMG_001! 9/10/2020</p>														
<b>Legal Description</b> Lat/Long: 36.46858659 -95.49958991																			
E2 SE SW					<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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	/	SIDWELL, WARREN E & ALAME, ATEF JAMIL	06/06/2024	0	WB										
					971/775		10/20/1994	76,000	Yes										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	95.740	<b>Current Tax</b>										
Remove Cap	0		Land Value 3,768	3,768	11%	414	Assessed	16,295	1,560.08										
Year Frozen	0		Improvements 195,949	144,377		15,881	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-83.00										
TIF Project ID	0		Total Value 199,717	148,145		16,295	Total Taxable	15,295	1,477.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660015814	SIDWELL, WARREN E & JOLENE M			71	206,071	1000	14,821	1,432.00										
2024	2024-660015814	SIDWELL, WARREN E & JOLENE M			71	140,051	1000	12,486	1,232.00										
2023	2023-660015814	SIDWELL, WARREN E &			71	119,040	1000	12,094	1,206.00										
2022	2022-660015814	SIDWELL, WARREN E &			71	119,181	1000	12,109	1,215.00										
2021	2021-660015814	SIDWELL, WARREN E &			71	122,795	1000	12,507	1,264.00										
2020	2020-660015814	SIDWELL, WARREN E &			71	122,837	1000	12,388	1,265.00										
2019	2019-660015814	SIDWELL, WARREN E &			71	118,170	1000	11,998	1,245.00										
2018	2018-660015814	SIDWELL, WARREN E &			71	123,553	1000	11,900	1,223.00										
2017	2017-660015814	SIDWELL, WARREN E &			71	122,227	1000	11,524	1,197.00										
2016	2016-660015814	SIDWELL, WARREN E &			71	118,807	1000	11,159	1,179.00										
2015	2015-660015814	SIDWELL, WARREN E &			71	115,951	1000	10,805	1,128.00										
2014	2014-660015814	SIDWELL, WARREN E &			71	118,236	1000	10,462	1,126.00										
2013	2013-660015814	SIDWELL, WARREN E &			71	112,183	1000	10,128	1,076.00										



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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	



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<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Frame, Plywood or Hardboard 10% Veneer, �
Base/Total Area	1,803 / 1,803
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1988 / 29

<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	89.07	Total Misc Impr	+ 5,341
Roofing Adj	+ 4.18	Garage Cost	+
Subfloor Adj	+ 1.19	Total RCN	= 209,675
Heat/Cool Adj	+ 11.24	Depreciation ( 39%)	- 81,773
Plumbing Adj	+ 7.64	Lump Sums	+ 2,807
Basement Adj	+ 0.00	RCNLD	= 130,709
Adj Base Cost	= 113.33	Lot Value	+
Total Area	x 1,803	Indicated Value	= 130,709
Adjusted Cost	= 204,334	Value Per SqFt	72.50

<b>Value Reconciliation</b>			
Selected Approach	Cost Approach		
Improvements	130,709		
Lot Value			
Indicated Value	130,709	72.50	Per SqFt
Agland Value	3,768		
Site Improvements	65,240		
Total Value	199,717	110.77	Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	38080	716		716	15.68	75%	2,807
PRCH	SLAB PORCH - COVERED	38081	7x3		21	23.72		498
PRCH	SLAB PORCH - COVERED	38082	21x10		210	23.06		4,843





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	26x30x10	Concrete	Formed Metal	780
	Qual 3	Cond 3	Year 2024	Eff Age 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (31.86 x 780)		24,851		24,851	746	24,105
	BNGP	BARN	16x24x10	Dirt	Formed Metal	384
	Qual 3	Cond 3	Year 2018	Eff Age 6		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (11% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (26.50 x 384)		10,176		10,176	1,119	9,057
	LNT0	LEAN-TO	10x24x10	Dirt	Formed Metal	240
	Qual 3	Cond 3	Year 2018	Eff Age 6		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (8.64 x 240)		2,074		2,074	767	1,307
	BNGP	BARN	40x50x10	Dirt	Formed Metal	2,000
	Qual 3	Cond 3	Year 2010	Eff Age 12		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (19.63 x 2,000)		39,260		39,260	9,815	29,445
	LOAF	LOAFING SHED	8x10x8	Dirt	Formed Metal	80
	Qual 3	Cond 3	Year 2010	Eff Age 12		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (6.82 x 80)		546		546	546	
	LOAF	LOAFING SHED	30x12x8	Dirt	Formed Metal	360
	Qual 3	Cond 3	Year 2010	Eff Age 12		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (6.82 x 360)		2,455		2,455	1,129	1,326



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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
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	12.500	192	192	2,400	2,400
PAA	PARSONS SILT LOAM 0-1% SL	NTV PST	76		0	7.500	182	182	1,368	1,368
<b>NTV PST Totals</b>						20.000			3,768	3,768
<b>Total Agland</b>						20.000			3,768	3,768