



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 05:08:26
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Assessment Data					Primary Image																																																																																																																				
Account 660015896 Parcel ID 24N17E-16-3-00000-000-0000 Cadastral ID 16-24-17-01400 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 333253 BRANSTETTER, MICHAEL D & LYNDA L REVOCABLE LIVING TRUST 18113 E 320 RD CHELSEA OK 74016-0000																																																																																																																									
Parcel Location Situs 18113 E 320 RD Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 16 / 24 / 17 / 3 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS										6/10/2024																																																																																																															
Legal Description Lat/Long: 36.55564913 -95.50527131					Building Permits																																																																																																																				
SW SW					<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																																																																																																											
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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	3 - Average
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,232 / 1,232
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	1946 / 60

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	82.62	Total Misc Impr	+ 7,182
Roofing Adj	+ 3.82	Garage Cost	+
Subfloor Adj	+ 2.26	Total RCN	= 121,179
Heat/Cool Adj	+ 0.00	Depreciation (67%)	- 81,190
Plumbing Adj	+ 3.82	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 39,989
Adj Base Cost	= 92.53	Lot Value	+
Total Area	x 1,232	Indicated Value	= 39,989
Adjusted Cost	= 113,997	Value Per SqFt	32.46

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	39,989		
Lot Value			
Indicated Value	39,989	32.46	Per SqFt
Agland Value	4,622		
Site Improvements	14,764		
Total Value	59,375	48.19	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0	1140	2001	1,140	0.00		
PRCH	SLAB PORCH - COVERED	38126	4x4		16	20.09		321
EPSW	ENCLOSED PORCH - SOLID WALL	38127	22x6		132	51.98		6,861



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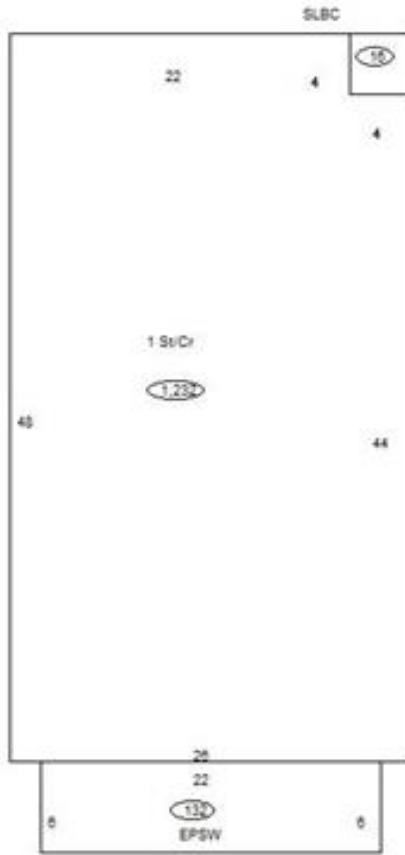
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Sketch Image

660015896



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,232	1.000	1,232
2	M	PRCH		10	SLBC	16	1.000	16
3	M	EPSW		10	EPSW	132	1.000	132
Total Building Area						1,232		1,232



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BNGP	Barn - General Purpose	0x0x0	Base		1,140	
	Qual 3	Cond 3	Year	Eff Age			
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (21.86 x 1,140)	24,920		24,920	19,936	4,984
	SHDS	Shed - Small	0x0x0	Base		196	
	Qual 3	Cond 3	Year	Eff Age			
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (23.28 x 196)	4,563		4,563	4,563	
	SHDS	Shed - Small	0x0x0	Base		170	
	Qual 3	Cond 3	Year	Eff Age			
		Valuation Summary	Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
		Base Cost (23.85 x 170)	4,055		4,055	2,433	1,622
	GRDT	Garage - Detached	0x0x0	Base		336	
	Qual 2	Cond 3	Year	Eff Age			
		Valuation Summary	Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
		Base Cost (20.89 x 336)	7,019		7,019	4,211	2,808
	SHDS	Shed - Small	18x16x0	Base		288	
	Qual 3	Cond 3	Year	Eff Age 1520			
		Valuation Summary	Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
		Base Cost (20.96 x 288)	6,036		6,036	1,811	4,225
	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)					
	LF	LOAFING SHED	20x44x0			880	
	Qual 2	Cond 2	Year	Eff Age			
		Valuation Summary	Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 880)	3,749		3,749	2,624	1,125



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Lot Data	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



Residential Data	
Type	6 Mobile Home 60 x 12
Condition	1.5 - Low
Quality	1.5 - Low
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	720 / 720
Style	100% Single Wide
HVAC	
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1969 / 69

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Correlated Value		
Improvements	1,906		
Lot Value			
Indicated Value	1,906	2.65	Per SqFt
Agland Value			
Site Improvements			
Total Value	1,906	2.65	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	32.42	Total Misc Impr	+	8,150
Roofing Adj	+ 2.58	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	39,621
Heat/Cool Adj	+ 0.00	Depreciation (80%)	-	31,697
Plumbing Adj	+ 8.71	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	7,924
Adj Base Cost	= 43.71	Lot Value	+	
Total Area	x 720	Indicated Value	=	7,924
Adjusted Cost	= 31,471	Value Per SqFt		11.01

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	145966	20x12		240	33.96		8,150



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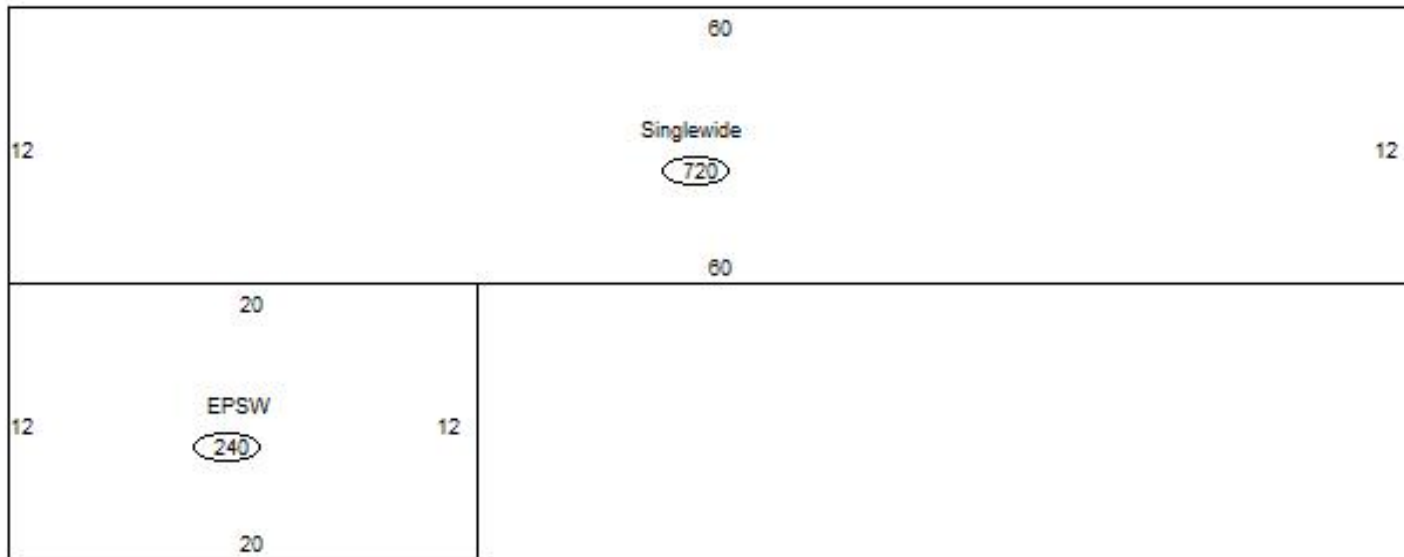
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Sketch Image

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1	R	13		10	Singlewide	720	1.000	720
2	M	EPSW		10	EPSW	240	1.000	240
Total Building Area						720		720



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20		0	6.000	36	36	216	216
TMBR Totals						6.000			216	216
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51		0	21.000	122	122	2,570	2,570
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45		0	1.000	108	108	108	108
HC	HECTOR STONY SANDY LOAM	NTV PST	20		0	4.000	48	48	192	192
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80		0	8.000	192	192	1,536	1,536
NTV PST Totals						34.000			4,406	4,406
Total Agland						40.000			4,622	4,622