




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 10:48:23
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660015906 Parcel ID 24N17E-16-4-00000-000-0000 Cadastral ID 16-24-17-02200 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 325485 BRADSHAW, DANNY TODD & STACIE LYNN WEST 3254 S 4220 RD CHELSEA OK 74016-0000 Parcel Location Situs Subdivision Lot/Block / Parcel Size 113.94 - Acres Sec/Twn/Rng 16 / 24 / 17 / 4 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.55799755 -95.49318988																																																																																																																									
Building Permits					Building torn down 12/31/2008																																																																																																																				
Legal Description NW SE LESS N 208.7' W 417.4' & LESS S 160' W 675' & E2 SE LESS TR COMM SE/C SE SE, N00-02-37E 264.54' TO POB; N88-39-33W 191 92'; N01-38-46E 228.90'; S89-178-24E 185.48' TO E/L SE; S00-02-37W 231' TO POB. & LESS TR DESC 2022-013510 COMM SE/C SE SE; N00 0237E 495.54' TO POB; N89.1724W 185.48';					<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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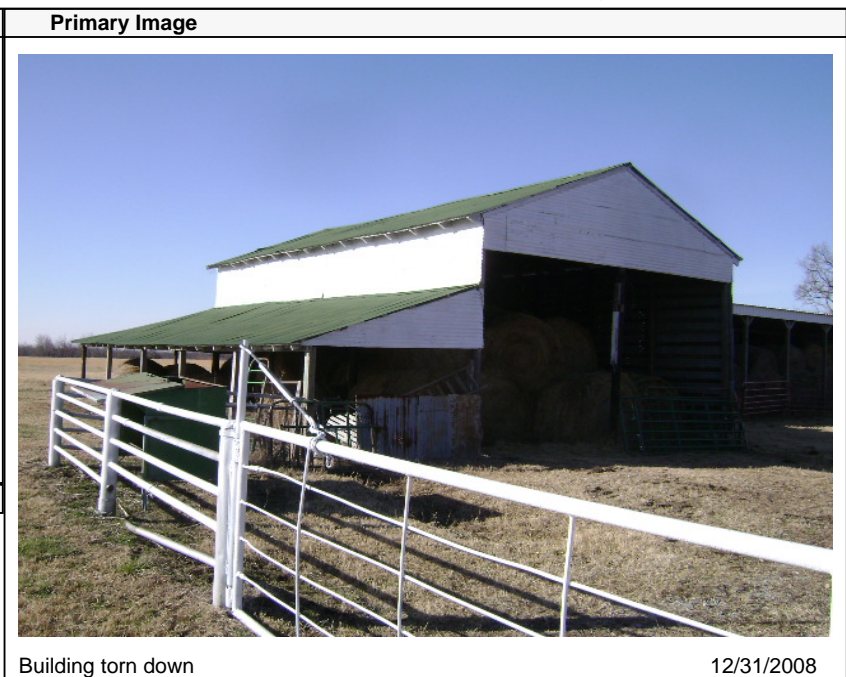
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Lot Data	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



Building torn down 12/31/2008

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	24,171
Site Improvements	28,441
Total Value	52,612 0.00 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	0x0x0	Base		1,200
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (21.69 x 1,200)	26,028		26,028	20,822	5,206
	BNGP	Barn - General Purpose	0x0x0	Base		900
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD
	Base Cost (22.26 x 900)	20,034		20,034	18,031	2,003
	LNT0	Lean - To	0x0x0	Base		500
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (8.17 x 500)	4,085		4,085	3,268	817
	LF	LOAFING SHED	0x0x0			1,800
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 1,800)	7,668		7,668	1,917	5,751
	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)					
	BNGP	Barn - General Purpose	20x30x0	Base		600
	Qual 2	Cond 2	Year	Eff Age 2026		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (24.44 x 600)	14,664		14,664		14,664



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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
NAB	NEWTONIA SILT LOAM 1-3% S	TMBR	80		0	10.000	144	144	1,440	1,440
TMBR Totals						10.000			1,440	1,440
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35		0	3.940	84	84	331	331
NTV PST Totals						3.940			331	331
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	100.000	224	224	22,400	22,400
IMP PST Totals						100.000			22,400	22,400
Total Agland						113.940			24,171	24,171