



# 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> 660015922 <b>Parcel ID</b> 24N18E-16-1-00000-000-0000 <b>Cadastral ID</b> 16-24-18-01700 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 14 - CHELSEA RURAL <b>Name ID</b> 315542 SMITH, GLORIA & LOGAN  3291 S 4275 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 03291 S 4275 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 16 / 24 / 18 / 1 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS					<p style="text-align: right;">3/4/2024</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.56293019 -95.39085071																																																																																																																									
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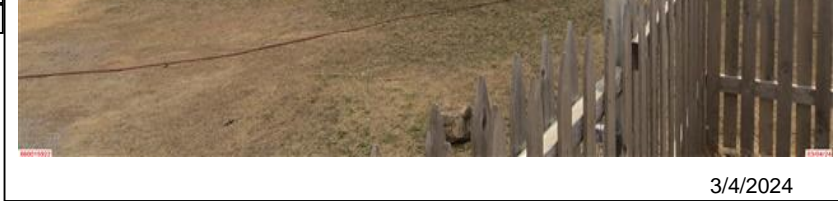
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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 5 <b>Non-Ag Acres</b> 0 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> Square-Foot <b>Base Lot Value</b> <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b>		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	2 - Fair
<b>Quality</b>	1.5 - Low
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	1,274 / 1,274
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	4 Metal, Preformed
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1955 / 71



GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	
<b>Adjusted R</b>	
<b>Indicated Value</b>	

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	85.86	<b>Total Misc Impr</b>	+ 4,335				
<b>Roofing Adj</b>	+ 4.67	<b>Garage Cost</b>	+ 0				
<b>Subfloor Adj</b>	+ 2.38	<b>Total RCN</b>	= 139,774				
<b>Heat/Cool Adj</b>	+ 9.69	<b>Depreciation ( 76%)</b>	- 106,228				
<b>Plumbing Adj</b>	+ 3.70	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 33,546				
<b>Adj Base Cost</b>	= 106.31	<b>Lot Value</b>	+ 0				
<b>Total Area</b>	x 1,274	<b>Indicated Value</b>	= 33,546				
<b>Adjusted Cost</b>	= 135,439	<b>Value Per SqFt</b>	26.33				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	33,546		
<b>Lot Value</b>			
<b>Indicated Value</b>	33,546	26.33	Per SqFt
<b>Agland Value</b>	833		
<b>Site Improvements</b>	623		
<b>Total Value</b>	35,002	27.47	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2001	1	0.00	
PRCH	SLAB PORCH - COVERED	38156	9x8			72	19.93	1,435
PRCH	SLAB PORCH - COVERED	38157	21x7			147	19.73	2,900



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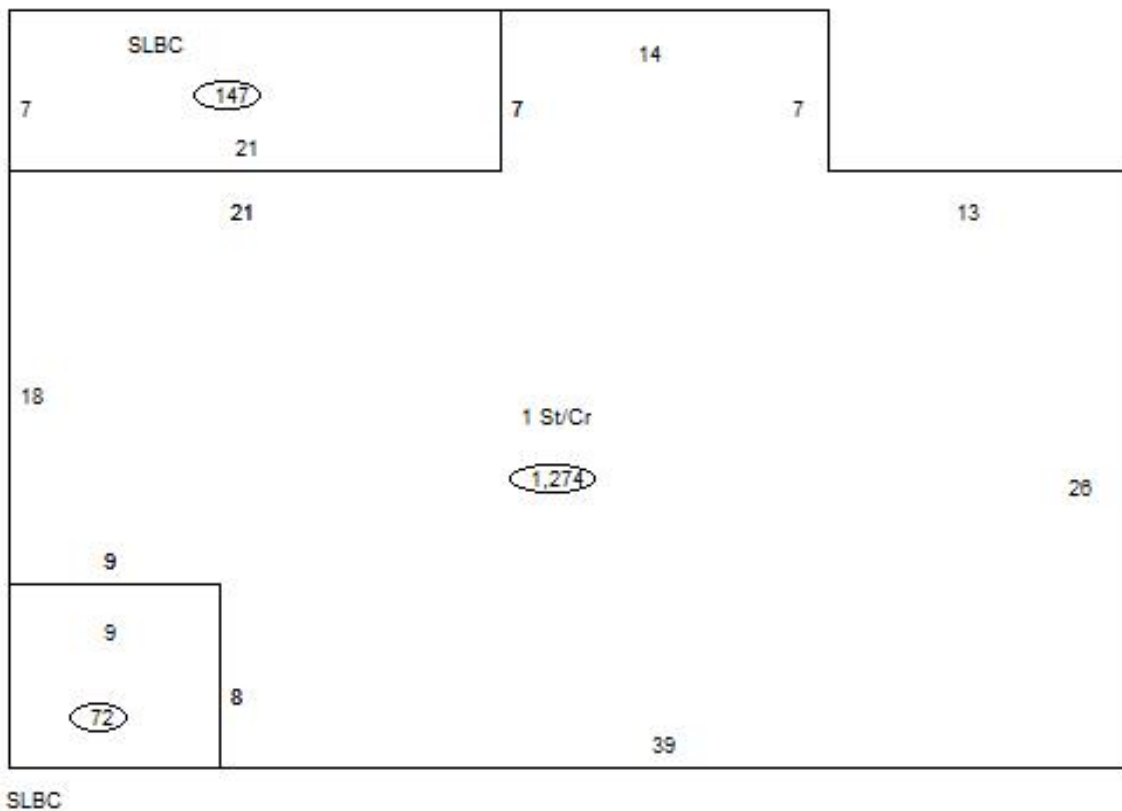
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,274	1.000	1,274
2	M	PRCH		10	SLBC	72	1.000	72
3	M	PRCH		10	SLBC	147	1.000	147
<b>Total Building Area</b>						1,274		1,274



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			666	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x 666)		3,117		3,117	2,494	623
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x )						
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
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	Base Cost (4.68 x )						
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 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
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			4.890	168	168	822	822
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35			.110	98	98	11	11
<b>IMP PST Totals</b>						5.000			833	833
<b>Total Agland</b>						5.000			833	833