



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 660017978 Parcel ID 24N18E-19-2-00000-000-0000 Cadastral ID 19-24-18-04400 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 331155 LITTLETON, RONALD DEAN & LINDA ANN REVOCABLE TRUST 4401 S HWY 28 UNIT B CHELSEA OK 74016-0000 Parcel Location Situs 04401 S HWY 28 UNIT B Subdivision Lot/Block / Parcel Size 29.09 - Acres Sec/Twn/Rng 19 / 24 / 18 / 2 Neighborhood 4060 - CHELSEA School District S003 - CHELSEA SCHOOLS																																																																																																																				
Legal Description Lat/Long: 36.54856631 -95.42889604 S 1288.88' SE NW LESS SW SE NW																																																																																																																				
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Lot Data Units-Buildable - CHELSEA (UNITS BUILDABLE)	Primary Image
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	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,520 / 1,520
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	672 Carport - Gable Roof
Remodel	
Year/Eff Age	1960 / 50

3/13/2024

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	83.11	Total Misc Impr	+	4,901	
Roofing Adj	+ 3.82	Garage Cost	+	4,307	
Subfloor Adj	+ 2.36	Total RCN	=	165,190	
Heat/Cool Adj	+ 10.09	Depreciation (59%)	-	97,462	
Plumbing Adj	+ 3.22	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	67,728	
Adj Base Cost	= 102.62	Lot Value	+		
Total Area	x 1,520	Indicated Value	=	67,728	
Adjusted Cost	= 155,982	Value Per SqFt		44.56	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	67,728		
Lot Value			
Indicated Value	67,728	44.56	Per SqFt
Agland Value	5,197		
Site Improvements	42,378		
Total Value	115,303	75.86	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,485.02		4,485
SHLT	STORM SHELTER	0		1	2016	0.00		
PRCH	SLAB PORCH - COVERED	43333	5x4		20	20.81		416



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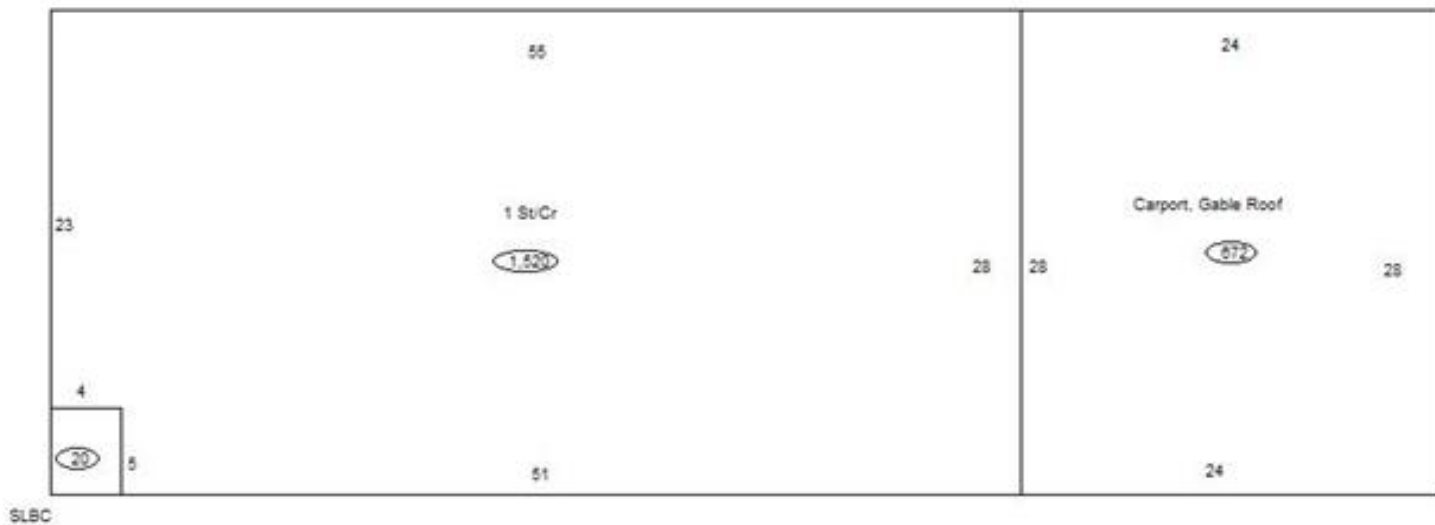
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Sketch Image

660017978



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,520	1.000	1,520
2	M	PRCH		10	SLBC	20	1.000	20
3	G	3		10	Carport, Gable Roof	672	1.000	672
Total Building Area						1,520		1,520



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	30x40x0			1,200	
	Qual 2	Cond 3	Year 2019	Eff Age	5		
	Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD	
	Base Cost (28.97 x 1,200)		34,764		34,764	3,129	31,635
	LT	LEAN-TO	10x40x0			400	
	Qual 2	Cond 3	Year 2019	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 400)		1,168		1,168		1,168
	BARN	BARN	0x0x0			3,970	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD	
	Base Cost (8.12 x 3,970)		32,236		32,236	24,177	8,059
	STF	STG FAIR	0x0x0			360	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 360)		1,685		1,685	927	758
	STF	STG FAIR	0x0x0			360	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 360)		1,685		1,685	927	758



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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
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30		0	2.000	84	84	168	168
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	18.550	168	168	3,116	3,116
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	8.540	224	224	1,913	1,913
IMP PST Totals						29.090			5,197	5,197
Total Agland						29.090			5,197	5,197