



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 660018603 Parcel ID 23N17E-20-1-00000-000-0000 Cadastral ID 20-23-17-01200 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 269822 PATTERSON, KLAUS 17588 E 380 RD CHELSEA OK 74016-2181 Parcel Location Situs 17588 E 380 RD Subdivision Lot/Block / Parcel Size 3.5 - Acres Sec/Twn/Rng 20 / 23 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.46498942 -95.51499795 E 330' W 561' NW NE LESS TR DESC 2024-017153 AS S 858' E 330' W 561' NW NE.																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Building Permits <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>CV21</td> <td>CV23-POSS OMMA HOUSE</td> <td>07/2021</td> <td>05/2023</td> <td></td> </tr> <tr> <td>R20</td> <td>R21-POSS MED MARI GROWER</td> <td>05/2020</td> <td>07/2020</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	CV21	CV23-POSS OMMA HOUSE	07/2021	05/2023		R20	R21-POSS MED MARI GROWER	05/2020	07/2020																																																																																								
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Lot Data - FOYIL SEQUOYAH AREA (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	
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	/

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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	+		
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	=		
Adj Base Cost	= 0.00	Lot Value	+		
Total Area	x	Indicated Value	=		
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	580		
Site Improvements	12,734		
Total Value	13,314	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

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	24x30x8	Base	Formed Metal	720
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (29.31 x 720)		21,103	21,103	10,340	10,763
	STA	STG AVG	26x54x8	Plank		1,404
	Qual	3	Cond 2	Year 1990	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.02 x 1,404)		9,856	9,856	7,885	1,971



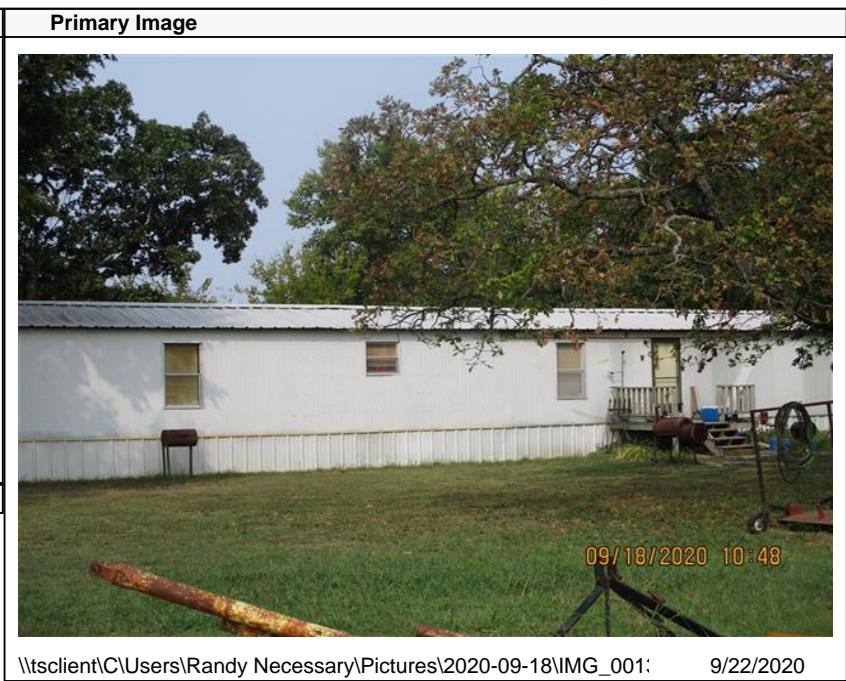
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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	6 Mobile Home 80 x 14
Condition	1.8 - Low
Quality	1.8 - Low
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	1,120 / 1,120
Style	100% Single Wide
HVAC	100% No HVAC
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1984 / 45

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	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	7,193
Lot Value	
Indicated Value	7,193 6.42 Per SqFt
Agland Value	
Site Improvements	
Total Value	7,193 6.42 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	29.83	Total Misc Impr	+	0			
Roofing Adj	+ 2.45	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	42,314			
Heat/Cool Adj	+ 0.00	Depreciation (83%)	-	35,121			
Plumbing Adj	+ 5.50	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	7,193			
Adj Base Cost	= 37.78	Lot Value	+				
Total Area	x 1,120	Indicated Value	=	7,193			
Adjusted Cost	= 42,314	Value Per SqFt		6.42			

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



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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	13		10	Singlewide	1,120	1.000	1,120
Total Building Area						1,120		1,120



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

Residential Data	
Type	6 Mobile Home 66 x 14
Condition	3 - Average
Quality	2 - Fair
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	1,848 / 1,848
Style	100% Single Wide
HVAC	2 Wall Air Conditioners (Count)
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1974 / 39

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	

Cost Approach				Manual : 01/2025			
Base Cost	28.03	Total Misc Impr	+	0	Garage Cost	+	
Roofing Adj	+ 2.32	Total RCN	=	62,444	Depreciation (80%)	-	49,955
Subfloor Adj	+ 0.00	Lump Sums	+	0	RCNLD	=	12,489
Heat/Cool Adj	+ 0.00	Lot Value	+		Indicated Value	=	12,489
Plumbing Adj	+ 3.44	Value Per SqFt		6.76			
Basement Adj	+ 0.00						
Adj Base Cost	= 33.79						
Total Area	x 1,848						
Adjusted Cost	= 62,444						

Value Reconciliation	
Selected Approach	Correlated Value
Improvements	500
Lot Value	
Indicated Value	500
Agland Value	0.27 Per SqFt
Site Improvements	1,000
Total Value	1,500
	0.81 Total Value Per SqFt

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



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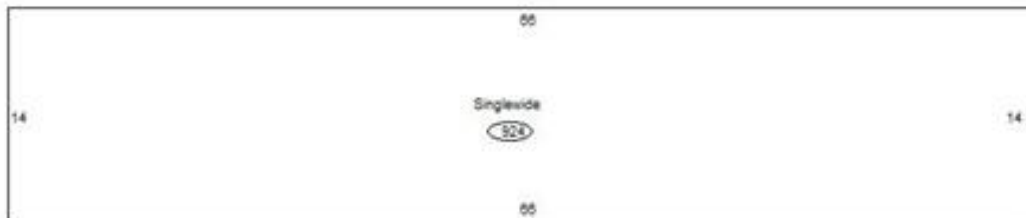
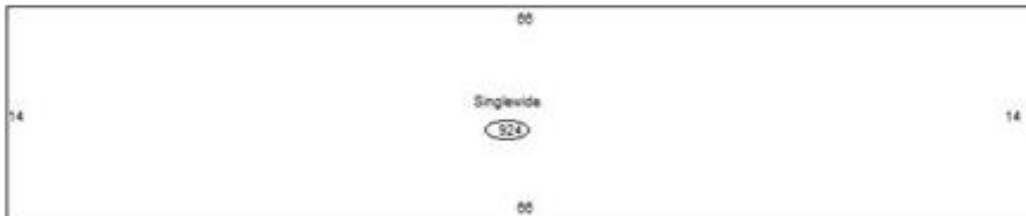
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	924	1.000	924
2	R	13		10	Singlewide	924	1.000	924
Total Building Area						1,848		1,848



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	18x20x8	Dirt	Formed Metal	360
	Qual 3	Cond 3	Year 2020	Eff Age 5		

Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.61 x 360)	1,660		1,660	1,660	

	SHIP	Shipping/Storage Container	8x20x8			160
	Qual 0	Cond	Year 0	Eff Age 0		

Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ 0% Func)	RCNLD
Base Cost (6.25 x 160)	1,000		1,000		1,000



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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
DNC	DENNIS SILT LOAM 3-5% SLO	NTV PST	69			3.500	166	166	580	580
NTV PST Totals						3.500			580	580
Total Agland						3.500			580	580