



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 660018646 Parcel ID 24N17E-20-1-00000-000-0000 Cadastral ID 20-24-17-00100 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 327561 PETERS, FREDERICK F II & DONNA A REVOCABLE TRUST 17700 E 320 RD CHELSEA OK 74016-0000									
Parcel Location Situs 17700 E 320 RD Subdivision Lot/Block / Parcel Size 30 - Acres Sec/Twn/Rng 20 / 24 / 17 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS									
Legal Description Lat/Long: 36.55173630 -95.51386274					Building Permits				
E2 NW NE & SW NW NE					Number	Description	Opened	Closed	Amount
					R19 000225 R20- 77X41	ADD ON	06/2019	11/2019	130,000
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	PETERS, FREDERICK	05/08/2019	0	4
					1879/381	SCHATZ, RANDALL & SHARON	06/21/2007	249,000	YES
					1200/785	DOWNNS, MICHAEL E	11/03/1999	34,000	Yes
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax
Remove Cap	2008		Land Value	2,011	2,011	11%	Assessed	29,991	2,481.76
Year Frozen	0		Improvements	355,280	270,641		Penalty	0	
Uncapped Value	0		Mobile Home	0	0		Exemption	1,000	-83.00
TIF Project ID	0		Total Value	357,291	272,652		Total Taxable	28,991	2,399.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660018646	PETERS, FREDERICK F II &			14	315,444	1000	28,118	2,327.00
2024	2024-660018646	PETERS, FREDERICK F II &			14	300,100	1000	27,270	2,302.00
2023	2023-660018646	PETERS, FREDERICK F II &			14	249,516	1000	26,447	2,254.00
2022	2022-660018646	PETERS, FREDERICK F II &			14	254,597	1000	25,939	2,195.00
2021	2021-660018646	PETERS, FREDERICK F II &			14	237,773	1000	25,155	2,132.00
2020	2020-660018646	PETERS, FREDERICK F II &			14	218,071	1000	22,955	1,947.00
2019	2019-660018646	PETERS, FREDERICK F II &			14	211,433	0	23,257	1,997.00
2018	2018-660018646	PETERS, FREDERICK			14	218,814	0	23,862	2,038.00
2017	2017-660018646	PETERS, FREDERICK			14	216,202	0	23,168	1,987.00
2016	2016-660018646	PETERS, FREDERICK			14	210,080	0	22,493	1,960.00
2015	2015-660018646	PETERS, FREDERICK			14	204,453	0	21,838	1,881.00
2014	2014-660018646	PETERS, FREDERICK			14	206,590	0	21,203	1,889.00
2013	2013-660018646	PETERS, FREDERICK			14	193,514	0	20,585	1,826.00



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Lot Data	
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	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,207 / 2,573
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	1,195 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2001 / 19

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	85.93	Total Misc Impr	+ 4,097
Roofing Adj	+ 2.64	Garage Cost	+ 43,577
Subfloor Adj	+ 0.00	Total RCN	= 333,946
Heat/Cool Adj	+ 14.18	Depreciation (22%)	- 73,468
Plumbing Adj	+ 8.52	Lump Sums	+ 27,409
Basement Adj	+ 0.00	RCNLD	= 287,887
Adj Base Cost	= 111.26	Lot Value	+ 287,887
Total Area	x 2,573	Indicated Value	= 287,887
Adjusted Cost	= 286,272	Value Per SqFt	111.89

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	287,887		
Lot Value			
Indicated Value	287,887	111.89	Per SqFt
Agland Value	2,011		
Site Improvements	67,393		
Total Value	357,291	138.86	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	45343	24x6		144	28.45		4,097
WODC	WOOD DECK - COVERED	45344	840		840	32.63		27,409



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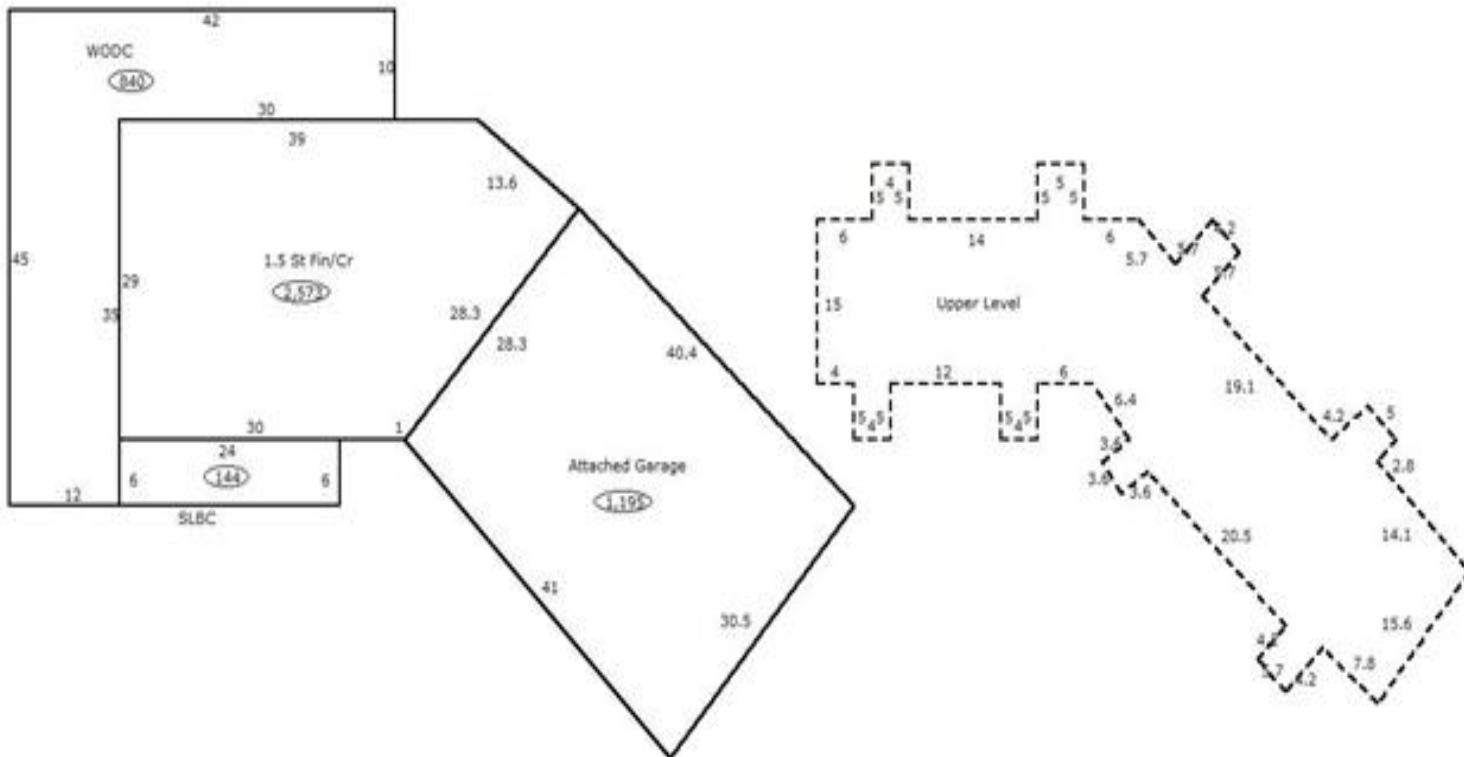
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,207	2.132	2,573
2	G	1		13	Attached Garage	1,195	1.000	1,195
3	U	^UL	Overhang	13	Upper Level	1,366	1.000	1,366
4	M	PRCH		13	SLBC	144	1.000	144
5	M	WODC		13	WODC	840	1.000	840
Total Building Area						1,207		2,573



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	40x40x12		Formed Metal	1,600	
	Qual 3	Cond 2	Year 2024	Eff Age	2		
	Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)	RCNLD	
	Base Cost (11.82 x 1,600)		18,912		18,912	2,269	16,643
	STGG	STG GOOD	40x10x10		Dirt	400	
	Qual 3	Cond 2	Year 2024	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (9.36 x 400)		3,744		3,744		3,744
	UTIL	Shop Building	40x60x10		Formed Metal	2,400	
	Qual 3	Cond 3	Year 2012	Eff Age	11		
	Valuation Summary		Modifier Total	RCN	Depr (22% Phys/ % Func)	RCNLD	
	Base Cost (25.11 x 2,400)		60,264		60,264	13,258	47,006



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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
BC	BATES-COLLINSVILLE COMPLE	TMBR	51		0	3.000	92	92	275	275
CMB	CLAREMORE SILT LOAM 0-3%	TMBR	45		0	2.000	81	81	162	162
CO	COLLINSVILLE STONY LOAM	TMBR	22		0	9.000	40	40	356	356
DNC	DENNIS SILT LOAM 3-5% SLO	TMBR	69		0	8.000	124	124	994	994
TMBR Totals						22.000			1,787	1,787
SM	STRIP MINES	IMP PST	10		0	8.000	28	28	224	224
IMP PST Totals						8.000			224	224
Total Agland						30.000			2,011	2,011