



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 660018876 Parcel ID 23N16E-21-2-00000-000-0000 Cadastral ID 21-23-16-00200 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 342021 HELDERMON, RAY K & DONNA KAE FAMILY TRUST 12321 E 380 RD CLAREMORE OK 74017-0000 Parcel Location Situs 12321 E 380 RD Subdivision Lot/Block 0000 / 0000 Parcel Size 149.38 - Acres Sec/Twn/Rng 21 / 23 / 16 / 2 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.46418129 -95.60977987																																																																																																																									
Legal Description W2 NE & NW LESS W 157'; S 139' SW SW NW & LESS OOLOGAH RES LESS TR DESC 2023-009922 AS BEG NW/C SW NW; S01.2426E 1180 17'; N8.2918E 157'; S01.2426E 139'; N88.2918E 670.61'; N55.5855E 209 84'; N01.2426W 371.93'; S57.2547W 45.12'; S64.0237W					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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data - CHELSEA FOYIL RURAL (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	



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,512 / 1,512
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	
Remodel	
Year/Eff Age	1940 / 52

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	78,791		
Lot Value			
Indicated Value	78,791	52.11	Per SqFt
Agland Value	10,291		
Site Improvements	23,939		
Total Value	191,812	126.86	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	91.15	Total Misc Impr	+ 19,070
Roofing Adj	+ 4.26	Garage Cost	+
Subfloor Adj	+ 1.19	Total RCN	= 187,598
Heat/Cool Adj	+ 11.24	Depreciation (58%)	- 108,807
Plumbing Adj	+ 3.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 78,791
Adj Base Cost	= 111.46	Lot Value	+
Total Area	x 1,512	Indicated Value	= 78,791
Adjusted Cost	= 168,528	Value Per SqFt	52.11

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,994.06		4,994
EPSW	ENCLOSED PORCH - SOLID WALL	45746	14x4		56	62.07		3,476
PRCH	SLAB PORCH - COVERED	45747	5x4		20	23.73		475
PRCH	SLAB PORCH - COVERED	45748	50x9		450	22.50		10,125



Rogers

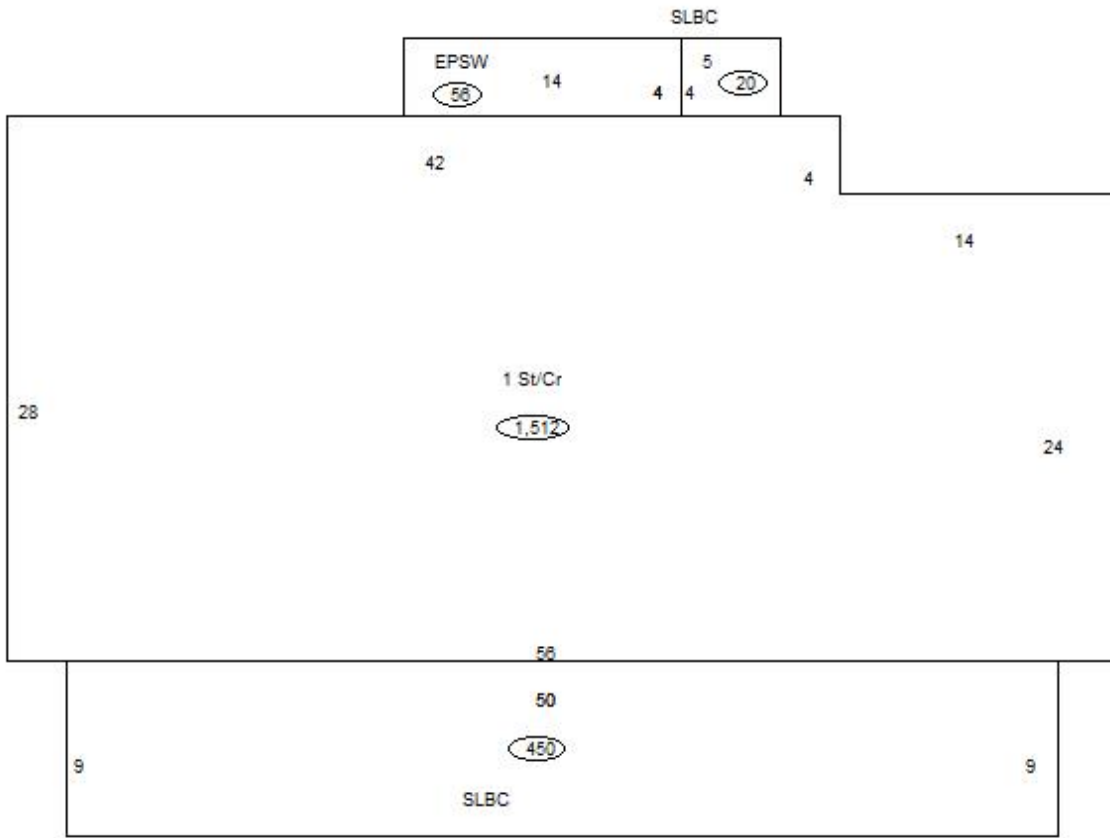
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Sketch Image

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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	1,512	1.000	1,512
2	M	EPSW		10	EPSW	56	1.000	56
3	M	PRCH		10	SLBC	20	1.000	20
4	M	PRCH		10	SLBC	450	1.000	450
Total Building Area						1,512		1,512



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x40x10	Dirt	Formed Metal	1,200
	Qual 3	Cond 2	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (62% Phys/ % Func)	RCNLD
	Base Cost (26.07 x 1,200)		31,284	31,284	19,396	11,888
	BNGP	Barn - General Purpose	48x30x10	Dirt	Formed Metal	1,440
	Qual 3	Cond 3	Year 1960	Eff Age 50		
	Valuation Summary		Modifier Total	RCN	Depr (72% Phys/ % Func)	RCNLD
	Base Cost (22.19 x 1,440)		31,954	31,954	23,007	8,947
	LNTD	LEAN-TO	48x20x10	Dirt	Formed Metal	960
	Qual 3	Cond 3	Year 1960	Eff Age 50		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.87 x 960)		6,595	6,595	5,276	1,319
	LNTD	LEAN-TO	48x16x10	Dirt	Formed Metal	768
	Qual 3	Cond 3	Year 1960	Eff Age 50		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.89 x 768)		5,292	5,292	4,234	1,058
	CPDT	Carport - Detached	16x24x8	Concrete	Formed Metal	384
	Qual 3	Cond 3	Year 1960	Eff Age 50		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (9.46 x 384)		3,633	3,633	2,906	727
	SHDS	WELLHOUSE NCV	14x14x0			196
	Qual 2	Cond 2	Year	Eff Age 2026		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (18.53 x 196)		3,632	3,632	3,632	



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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
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			31.234	108	108	3,373	3,373
SO	SOGN SOILS	NTV PST	15			86.931	36	36	3,129	3,129
SUB	SUMMIT SILTY CLAY LOAM 1-	NTV PST	78			.371	187	187	69	69
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67			30.845	121	121	3,720	3,720
TMBR Totals						149.380			10,291	10,291
Total Agland						149.380			10,291	10,291