



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 05:57:06  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660019516 <b>Parcel ID</b> 23N17E-22-2-00000-000-0000 <b>Cadastral ID</b> 22-23-17-00220 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 71 - CHELSEA RURAL/FOYIL FIRE <b>Name ID</b> 344274 JOHNSON, CRAIG L & MARY SHIRLENE REVOCABLE TRUST 19214 E 380 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 19214 E 380 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 17.5 - Acres <b>Sec/Twn/Rng</b> 22 / 23 / 17 / 2 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.46497696 -95.48402738 W 577.56' OF NE NW																																																																																																																									
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <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>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	25% Veneer, Masonry 75% Frame, Siding, Wood
<b>Base/Total Area</b>	2,290 / 2,290
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,290
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 3.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	945 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1997 / 22

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\20203-10-16\IMG\_01 10/16/2023

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

Multiple Regression	
<b>MRA Code</b>	
<b>Adusted 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>	98.47	<b>Total Misc Impr</b>	+	60,158			
<b>Roofing Adj</b>	+ 4.56	<b>Garage Cost</b>	+	35,286			
<b>Subfloor Adj</b>	+ -2.19	<b>Total RCN</b>	=	374,847			
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 26%)</b>	-	97,460			
<b>Plumbing Adj</b>	+ 8.53	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	277,387			
<b>Adj Base Cost</b>	= 122.01	<b>Lot Value</b>	+				
<b>Total Area</b>	x 2,290	<b>Indicated Value</b>	=	277,387			
<b>Adjusted Cost</b>	= 279,403	<b>Value Per SqFt</b>		121.13			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	277,387		
<b>Lot Value</b>			
<b>Indicated Value</b>	277,387	121.13	Per SqFt
<b>Agland Value</b>	3,838		
<b>Site Improvements</b>	102,135		
<b>Total Value</b>	383,360	167.41	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	47377	47x14		658	66.04		43,454
PRCH	SLAB PORCH - COVERED	47378	82		82	26.67		2,187
PRCH	SLAB PORCH - COVERED	47379	35x14		490	25.39		12,441
PATO	SLAB PORCH - OPEN	47380	14x14		196	10.59		2,076



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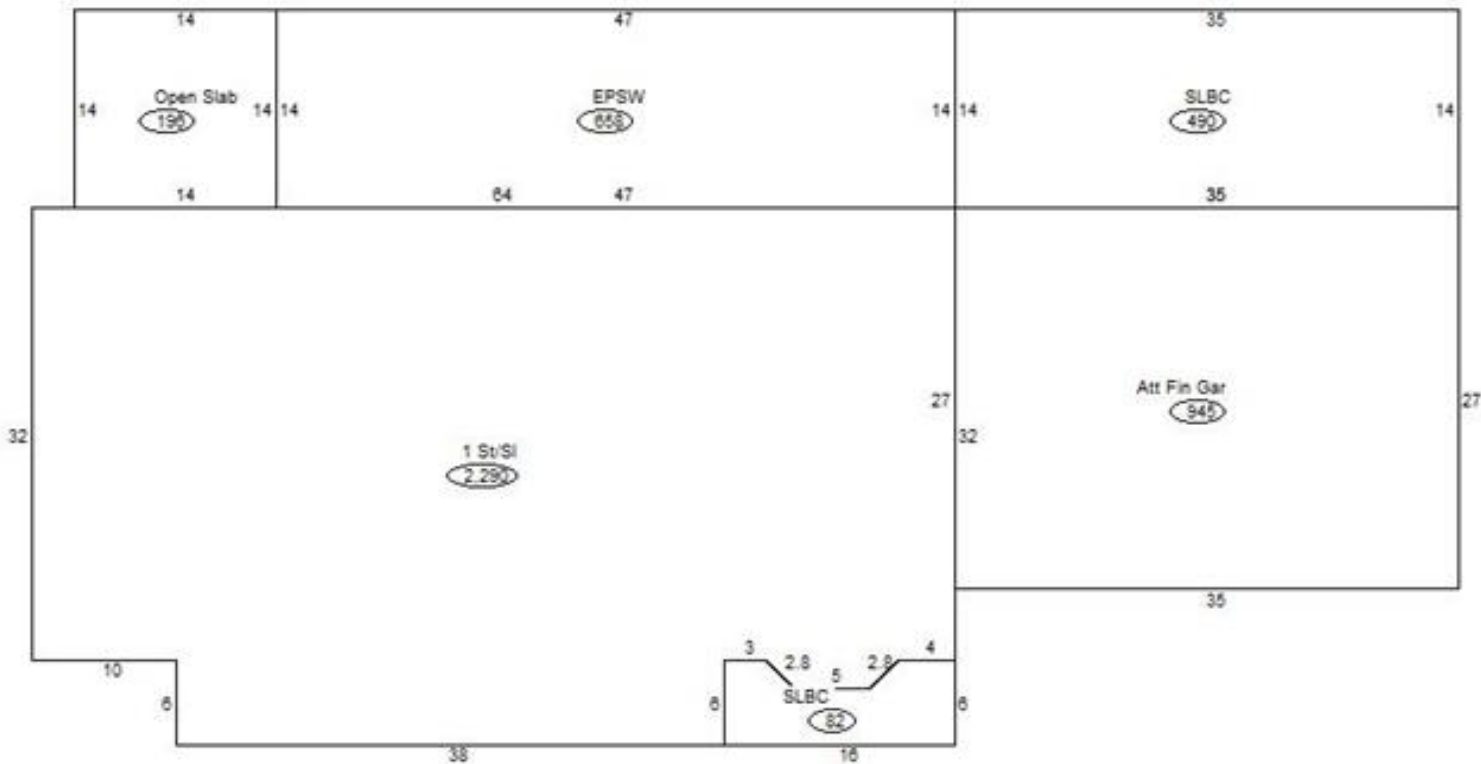
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,290	1.000	2,290
2	G	5		13	Att Fin Gar	945	1.000	945
3	M	EPSW		13	EPSW	658	1.000	658
4	M	PRCH		13	SLBC	82	1.000	82
5	M	PRCH		13	SLBC	490	1.000	490
6	M	PATO		13	Open Slab	196	1.000	196
<b>Total Building Area</b>						<b>2,290</b>		<b>2,290</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x18x8	Plank	Composition Shingle	216
	Qual	2	Cond 2	Year 2020	Eff Age 6	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (18.55 x 216)	4,007		4,007	4,007
	SPLG	Swimming Pool - In Ground	16x28x0	Concrete		448
	Qual	3	Cond 2	Year 2020	Eff Age 6	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (33% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (52.61 x 448)	23,569		23,569	7,778
						15,791
	UTIL	SHOP BUILDING A	60x40x10	Concrete	Formed Metal	2,400
	Qual	4	Cond 3	Year 2020	Eff Age 5	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (9% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (29.45 x 2,400)	70,680		70,680	6,361
						64,319
	BNGP	Barn - General Purpose C	30x18x10	Dirt	Formed Metal	540
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (23.53 x 540)	12,706		12,706	3,177
						9,529
	BNGP	Barn - General Purpose B	22x40x10	Dirt	Formed Metal	880
	Qual	3	Cond 3	Year 2005	Eff Age 16	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (22.54 x 880)	19,835		19,835	7,339
						12,496



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### Agland Inventory

660019516

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			.060	168	168	10	10
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			2.520	224	224	564	564
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			8.020	224	224	1,796	1,796
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			6.900	213	213	1,468	1,468
<b>IMP PST Totals</b>						17.500			3,838	3,838
<b>Total Agland</b>						17.500			3,838	3,838