



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 660019557 Parcel ID 24N17E-22-1-00000-000-0000 Cadastral ID 22-24-17-00400 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 15354 MORRISON, WAYNE JERRY 19766 E HWY 28 CHELSEA OK 74016-0000 Parcel Location Situs 19766 E HWY 28 Subdivision Lot/Block / Parcel Size 134 - Acres Sec/Twn/Rng 22 / 24 / 17 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>660019557 06/24/24</p> <p style="text-align: right;">6/24/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.54970655 -95.47662833 NE LESS E2 NE NE & LESS E 396' OF NW NE NE																																																																																																																									
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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	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	1,458 / 1,458
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	1,458
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1976 / 38

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	102.06	Total Misc Impr	+ 15,972
Roofing Adj	+ 5.12	Garage Cost	+
Subfloor Adj	+ -1.16	Total RCN	= 183,977
Heat/Cool Adj	+ 5.46	Depreciation (47%)	- 86,469
Plumbing Adj	+ 3.75	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 97,508
Adj Base Cost	= 115.23	Lot Value	+
Total Area	x 1,458	Indicated Value	= 97,508
Adjusted Cost	= 168,005	Value Per SqFt	66.88

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	97,508
Lot Value	
Indicated Value	97,508
Agland Value	17,060
Site Improvements	36,011
Total Value	150,579
	103.28
	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	4,994.06		4,994
SHLT	STORM SHELTER	0		1	2012	0.00		
PRCH	SLAB PORCH - COVERED	47438	21x12		252	22.93		5,778
PRCH	SLAB PORCH - COVERED	47439	226		226	23.01		5,200



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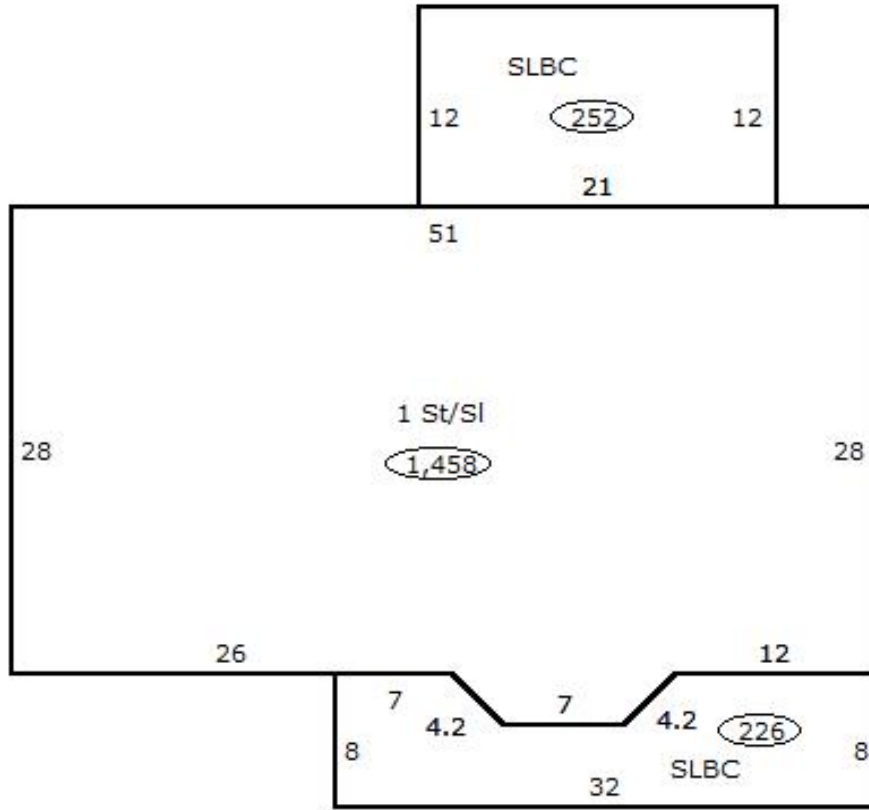
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Sketch Image

660019557



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,458	1.000	1,458
2	M	PRCH		13	SLBC	252	1.000	252
3	M	PRCH		13	SLBC	226	1.000	226
Total Building Area						1,458		1,458



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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	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (28.97 x 1,200)		34,764		34,764	34,764
	CP	Carport Dirt	18x22x0			396
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (3.50 x 396)		1,386		1,386 139	1,247
	SHDS	Shed - Small	0x0x0		Base	
	Qual	3	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (39.31 x)					
	SHDS	Shed - Small	0x0x0		Base	
	Qual	3	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (39.31 x)					
	BNGP	Barn - General Purpose	0x0x0		Base	
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (24.46 x)					
	CP	CARPORT DIRT	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					
	CP	CARPORT DIRT	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20		0	13.000	36	36	468	468
SUB	SUMMIT SILTY CLAY LOAM 1-	TMBR	78		0	2.000	140	140	281	281
TMBR Totals						15.000			749	749
HC	HECTOR STONY SANDY LOAM	NTV PST	20		0	2.000	48	48	96	96
HC	HECTOR STONY SANDY LOAM	NTV PST	20		0	13.000	48	48	624	624
SUB	SUMMIT SILTY CLAY LOAM 1-	NTV PST	78		0	29.000	187	187	5,429	5,429
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47		0	7.000	113	113	790	790
NTV PST Totals						51.000			6,939	6,939
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	2.000	168	168	336	336
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	28.000	224	224	6,272	6,272
HC	HECTOR STONY SANDY LOAM	IMP PST	20		0	2.000	56	56	112	112
SUB	SUMMIT SILTY CLAY LOAM 1-	IMP PST	78		0	10.000	218	218	2,184	2,184
IMP PST Totals						42.000			8,904	8,904
SM	STRIP MINES	WASTE	10		18	21.000	18	18	378	378
SM	STRIP MINES	WASTE	10		18	5.000	18	18	90	90
WASTE Totals						26.000			468	468
Total Agland						134.000			17,060	17,060