



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660020163 Parcel ID 23N17E-23-4-00000-000-0000 Cadastral ID 23-23-17-00600 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 278071 REAVIS, HAROLD R & L LAVONNE & RACHELLE L & PARKER RENFROW 20451 E 390 RD CHELSEA OK 74016-0000 Parcel Location Situs 20451 E 390 RD Subdivision Lot/Block / Parcel Size 40.75 - Acres Sec/Twn/Rng 23 / 23 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.45762894 -95.46039104 NW SE & W 25' W2 SW SE																																																																																																																									
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Units Buildable - 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 1 Single Family Residence
Condition 3 - Average
Quality 3 - Average
Architecture TRAD TRADITIONAL
Style 100% One Story
Exterior Wall 100% Frame, Siding, Metal
Base/Total Area 1,832 / 1,832
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 3 / 1.0 /
Basement Area
Garage Type 320 Carport - Gable Roof
Remodel
Year/Eff Age 1950 / 57

Cost Approach

Manual : 01/2025

Base Cost	95.62	Total Misc Impr	+	18,905
Roofing Adj	+ 4.53	Garage Cost	+	3,149
Subfloor Adj	+ 0.00	Total RCN	=	234,841
Heat/Cool Adj	+ 12.64	Depreciation (60%)	-	140,905
Plumbing Adj	+ 3.36	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	93,936
Adj Base Cost	= 116.15	Lot Value	+	
Total Area	x 1,832	Indicated Value	=	93,936
Adjusted Cost	= 212,787	Value Per SqFt		51.28

Primary Image



\\tsclient\C\Users\Randy Necessary\Pictures\2020-10-07\IMG_000 10/15/2020

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	93,936		
Lot Value			
Indicated Value	93,936	51.28	Per SqFt
Agland Value	3,994		
Site Improvements	4,154		
Total Value	102,084	55.72	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	49264	16x12		192	69.22		13,290
FPR1	Fireplace - Residential 1 Story			1	1	5,615.40		5,615



Rogers

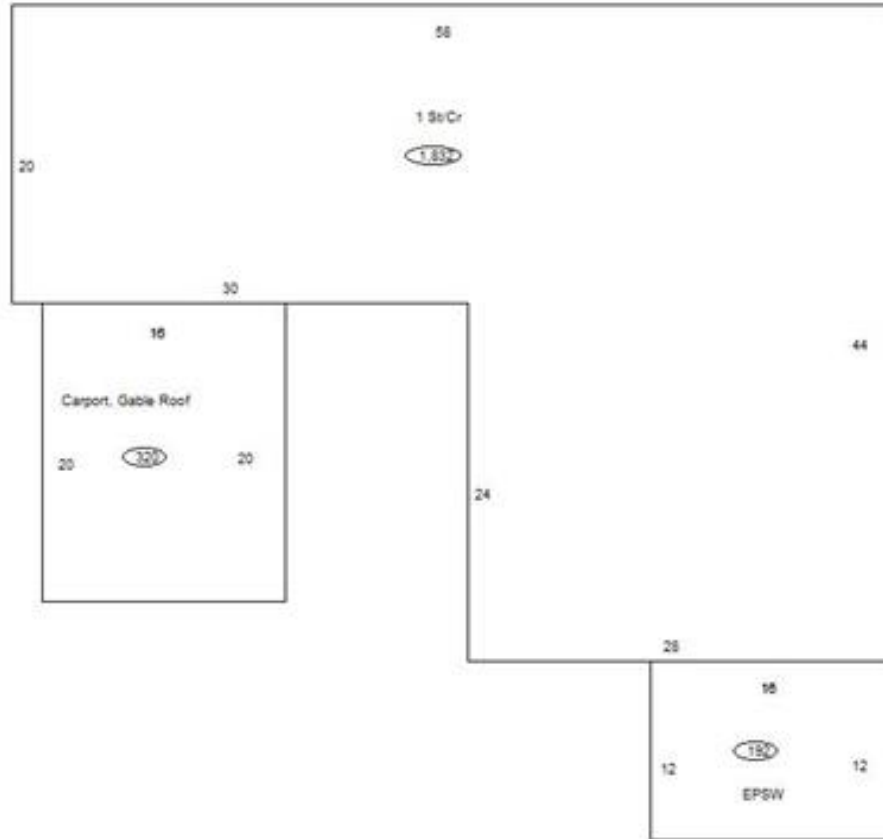
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Sketch Image

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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	1,832	1.000	1,832
2	M	EPSW		10	EPSW	192	1.000	192
3	G	3		10	Carport, Gable Roof	320	1.000	320
Total Building Area						1,832		1,832



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			400	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 400)		4,192		4,192	1,467	2,725
	CP	CARPORT DIRT	0x0x0			320	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (3.50 x 320)		1,120		1,120	392	728
	STF	STG FAIR	12x12x0			144	
	Qual	2	Cond 2	Year	Eff Age 2026		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 144)		674		674	539	135
	LF	LOAFING SHED	10x14x0			140	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 140)		596		596	30	566



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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
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35			40.750	98	98	3,994	3,994
IMP PST Totals						40.750			3,994	3,994
Total Agland						40.750			3,994	3,994