



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:39:04
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Assessment Data					Primary Image																																																																																																																				
Account 660020174 Parcel ID 23N17E-23-2-00000-000-0000 Cadastral ID 23-23-17-01600 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 340239 NEEL, CHARLIE EARL III 20410 E 380 RD CHELSEA OK 74016-0000 Parcel Location Situs 20384 E 380 RD Subdivision Lot/Block / Parcel Size 20.04 - Acres Sec/Twn/Rng 23 / 23 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-09-30\IMG_005 10/2/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.46529640 -95.46572210																																																																																																																									
NE NW LESS TR DESC 2023-004859 AS BEG NE/C NE NW; S88.3612W 522.13'; S01.4015E 1091.45'; S88.3612W 800'; S01.4015E 231.18'; N88 3352E 1319.75'; N01.3405W 1321.72' TO POB.					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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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	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,942 / 1,942
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,942
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 35

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	99.81	Total Misc Impr	+ 7,747
Roofing Adj	+ 3.85	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 241,700
Heat/Cool Adj	+ 10.30	Depreciation (46%)	- 111,182
Plumbing Adj	+ 6.51	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 130,518
Adj Base Cost	= 120.47	Lot Value	+
Total Area	x 1,942	Indicated Value	= 130,518
Adjusted Cost	= 233,953	Value Per SqFt	67.21

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	130,518
Lot Value	
Indicated Value	130,518
Agland Value	1,864
Site Improvements	52,048
Total Value	184,430
	67.21 Per SqFt
	94.97 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	4,576.55		4,577
PATO	SLAB PORCH - OPEN	49286	16x12		192	9.48		1,820
PRCH	SLAB PORCH - COVERED	49287	16x4		64	21.09		1,350



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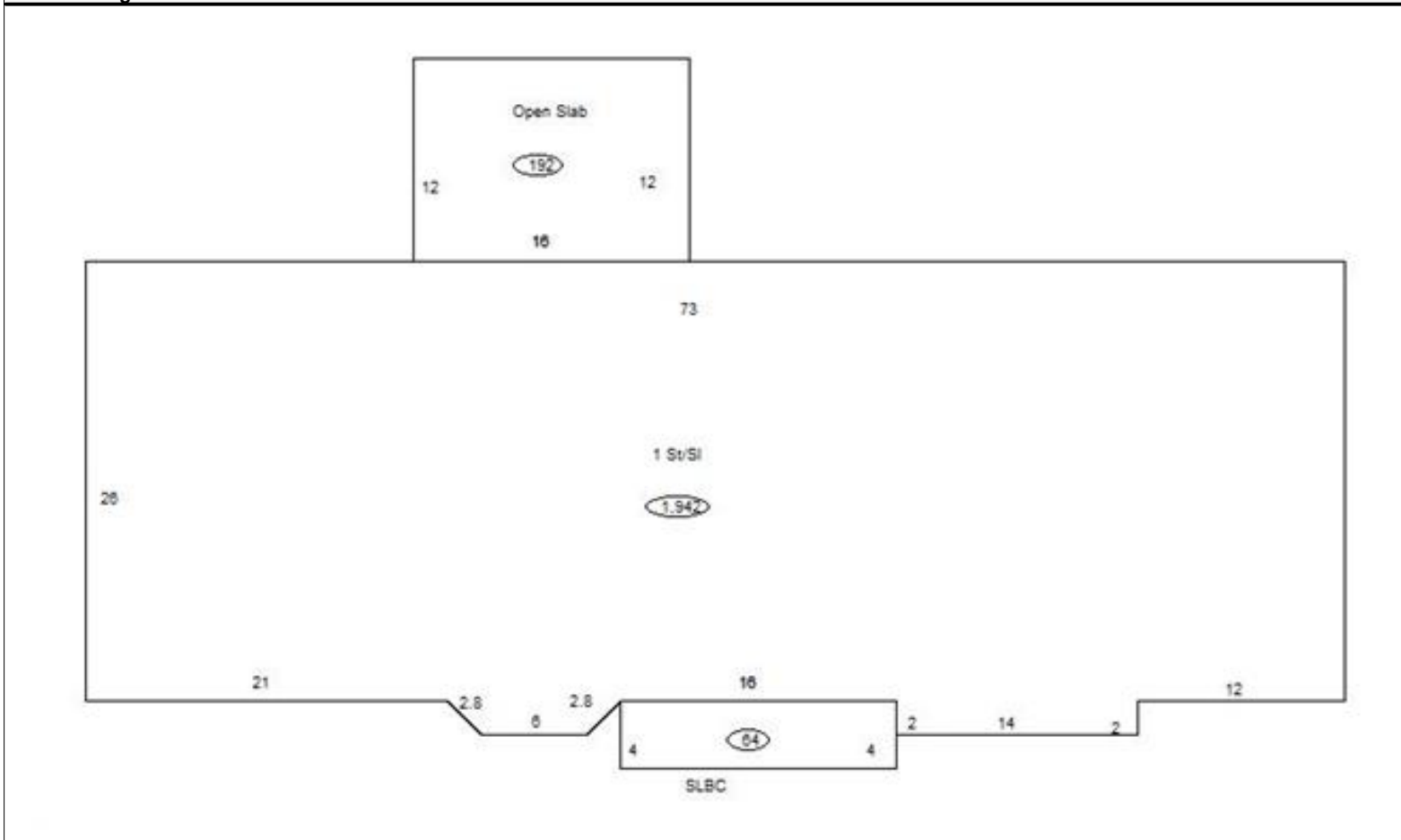
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Sketch Image

660020174



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,942	1.000	1,942
2	M	PATO		10	Open Slab	192	1.000	192
3	M	PRCH		10	SLBC	64	1.000	64
Total Building Area						1,942		1,942



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP BARN		50x60x10	Dirt	Galvanized Metal	3,000
	Qual 3	Cond 3	Year 19990	Eff Age 0		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
Base Cost (17.00 x 3,000)		51,000		51,000		51,000
	STF STG FAIR		14x16x8	Concrete	Composition Shingle	224
	Qual 2	Cond 2	Year 0	Eff Age 2026		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
Base Cost (4.68 x 224)		1,048		1,048		1,048



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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
BDC2	BATES-DENNIS SOILS 3-5% S	TMBR	59			.030	106	106	3	3
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			12.600	63	63	794	794
TMBR Totals						12.630			797	797
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			7.410	144	144	1,067	1,067
NTV PST Totals						7.410			1,067	1,067
Total Agland						20.040			1,864	1,864