



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 660020178 Parcel ID 23N17E-23-3-00000-000-0000 Cadastral ID 23-23-17-02000 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 296936 RHOADES, REBECCA MARIE 20201 E 390 RD CHELSEA OK 74016-0000 Parcel Location Situs 20201 E 390 RD Subdivision Lot/Block / Parcel Size 75 - Acres Sec/Twn/Rng 23 / 23 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.45402566 -95.46683326 S2 SW LESS N2 NW SW SW																																																																																																																									
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Lot Data - 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	2 - Fair
Quality	2 - Fair
Architecture	DMH LOWER VALUED MH
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,775 / 1,775
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,775
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	625 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2015 / 11

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	

Cost Approach		Manual : 01/2025	
Base Cost	58.12	Total Misc Impr	+ 23,676
Roofing Adj	+ 4.38	Garage Cost	+ 13,913
Subfloor Adj	+ 0.00	Total RCN	= 175,098
Heat/Cool Adj	+ 10.30	Depreciation (14%)	- 24,514
Plumbing Adj	+ 4.67	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 150,584
Adj Base Cost	= 77.47	Lot Value	+ 150,584
Total Area	x 1,775	Indicated Value	= 150,584
Adjusted Cost	= 137,509	Value Per SqFt	84.84

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	150,584		
Lot Value			
Indicated Value	150,584	84.84	Per SqFt
Agland Value	5,744		
Site Improvements	30,770		
Total Value	187,098	105.41	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2015	1	0.00		
PRCH	SLAB PORCH - COVERED	123389	60x10		600	19.73		11,838
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Rogers

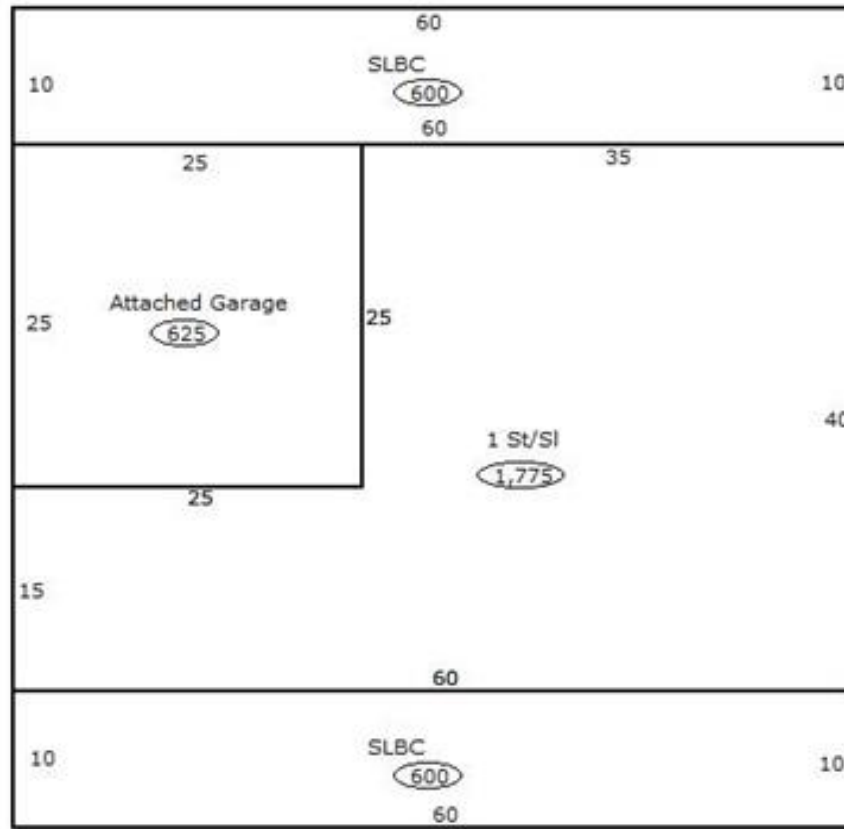
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	625	1.000	625
2	M	PRCH		13	SLBC	600	1.000	600
3	M	PRCH		13	SLBC	600	1.000	600
4	R	1	Slab	13	1 St/SI	1,775	1.000	1,775
Total Building Area						1,775		1,775



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	25x25x0			625	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
	Base Cost (32.53 x 625)		20,331		20,331	1,017	19,314
	HS	HAY SHED	36x40x0			1,440	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 1,440)		6,739		6,739	4,717	2,022
	BARN	BARN	38x40x0			1,520	
	Qual	3	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
	Base Cost (11.49 x 1,520)		17,465		17,465	8,733	8,732
	MS	MECH SHED	20x24x0			480	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD	
	Base Cost (5.85 x 480)		2,808		2,808	2,106	702



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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
BC	BATES-COLLINSVILLE COMPLE	TMBR	51	0		2.000	92	92	184	184
HLC	HECTOR-LINKER FINE SANDY	TMBR	35	0		47.000	63	63	2,961	2,961
TMBR Totals						49.000			3,145	3,145
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51	0		13.000	122	122	1,591	1,591
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35	0		7.000	84	84	588	588
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35	0		5.000	84	84	420	420
NTV PST Totals						25.000			2,599	2,599
Total Agland						74.000			5,744	5,744