




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 660020216 Parcel ID 24N17E-23-4-00000-000-0000 Cadastral ID 23-24-17-01600 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 346774 HUGHES, JEFFERY A & LINDSEY J 17 BARTLES PL CHELSEA OK 74016-0000 Parcel Location Situs 04550 S 4240 RD Subdivision Lot/Block / Parcel Size 3 - Acres Sec/Twn/Rng 23 / 24 / 17 / 4 Neighborhood 4060 - CHELSEA School District S003 - CHELSEA SCHOOLS					 <p>660020216_001.JPG 6/21/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.54517743 -95.45416698 S 396' OF E2 NE NE SE																																																																																																																									
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Lot Data	Units-Buildable - CHELSEA (UNITS BUILDABLE)	Primary Image
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	100% Veneer, Masonry
Base/Total Area	1,809 / 1,809
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	2 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1966 / 45



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	100.70	Total Misc Impr	+ 13,296				
Roofing Adj	+ 4.27	Garage Cost	+ 0				
Subfloor Adj	+ 1.13	Total RCN	= 234,609				
Heat/Cool Adj	+ 11.24	Depreciation (52%)	- 121,997				
Plumbing Adj	+ 5.00	Lump Sums	+ 4,032				
Basement Adj	+ 0.00	RCNLD	= 116,644				
Adj Base Cost	= 122.34	Lot Value	+ 0				
Total Area	x 1,809	Indicated Value	= 116,644				
Adjusted Cost	= 221,313	Value Per SqFt	64.48				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	116,644		
Lot Value			
Indicated Value	116,644	64.48	Per SqFt
Agland Value	168		
Site Improvements	17,687		
Total Value	134,499	74.35	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
PRCH	SLAB PORCH - COVERED	49353	11x5		55	23.61		1,299
PRCH	SLAB PORCH - COVERED	49354	8x6		48	23.64		1,135
PRCH	SLAB PORCH - COVERED	49355	32x8		256	22.92		5,868
WODO	WOOD DECK - OPEN	129289	20x16		320	15.75	20%	4,032



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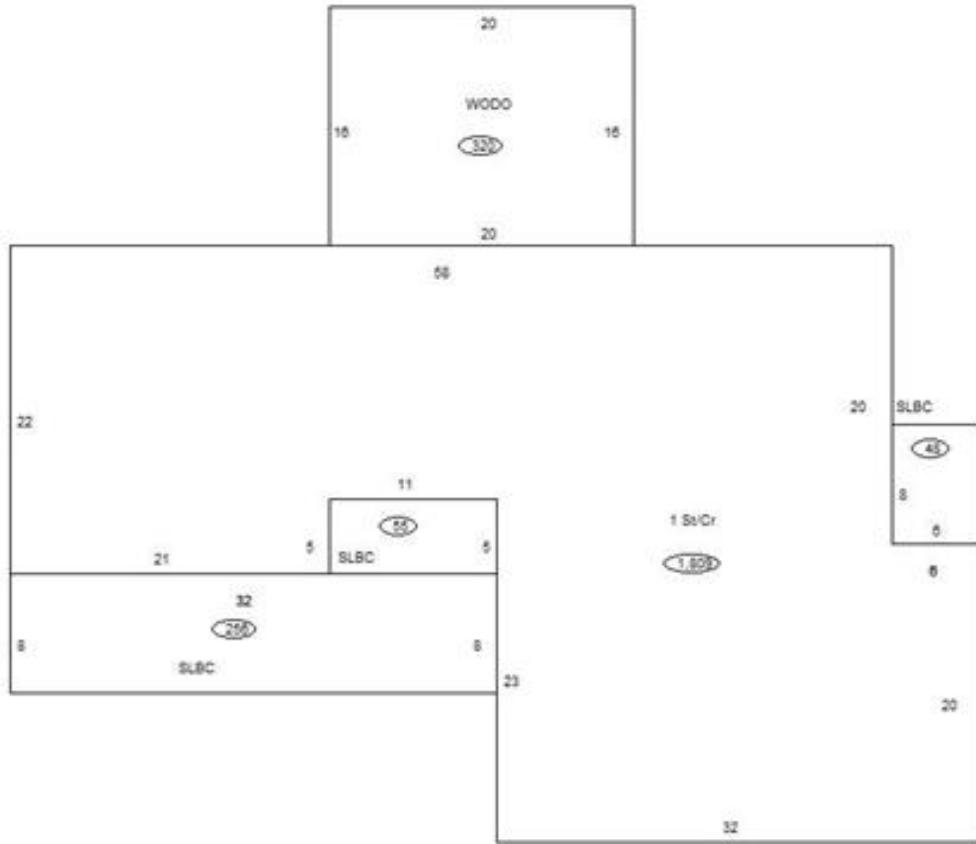
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Sketch Image

660020216



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,809	1.000	1,809
2	M	PRCH		10	SLBC	55	1.000	55
3	M	PRCH		10	SLBC	48	1.000	48
4	M	PRCH		10	SLBC	256	1.000	256
5	M	WODO		10	WODO	320	1.000	320
Total Building Area						1,809		1,809



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			960	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD	
		Base Cost (31.28 x 960)	30,029		30,029	13,513	16,516
	LF	LOAFING SHED	0x0x0			500	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 500)	2,130		2,130	959	1,171
	SHDS	Shed - Small	10x14x0	Base		140	
	Qual	3	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (24.69 x 140)	3,457		3,457	3,457	
	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	IMP PST	20		0	3.000	56	56	168	168
IMP PST Totals						3.000			168	168
Total Agland						3.000			168	168