



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 660020690 Parcel ID 23N17E-24-1-00000-000-0000 Cadastral ID 24-23-17-00200 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 313939 SCHULZE, EDWIN CARL TRUSTEE 10156 S HWY 28 CHELSEA OK 74016-0000 Parcel Location Situs 10156 S HWY 28 Subdivision Lot/Block / Parcel Size 74.94 - Acres Sec/Twn/Rng 24 / 23 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-10-02\IMG_001: 10/7/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.46309662 -95.43787312																																																																																																																									
E2 NE LESS ROAD					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	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,576 / 1,576
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	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1931 / 71

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	102.64	Total Misc Impr	+ 11,944
Roofing Adj	+ 4.02	Garage Cost	+
Subfloor Adj	+ 2.31	Total RCN	= 204,941
Heat/Cool Adj	+ 10.30	Depreciation (76%)	- 155,755
Plumbing Adj	+ 3.19	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 49,186
Adj Base Cost	= 122.46	Lot Value	+
Total Area	x 1,576	Indicated Value	= 49,186
Adjusted Cost	= 192,997	Value Per SqFt	31.21

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	49,186		
Lot Value			
Indicated Value	49,186	31.21	Per SqFt
Agland Value	13,623		
Site Improvements	80,887		
Total Value	143,696	91.18	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	50723	20x9		180	20.73		3,731
EPSW	ENCLOSED PORCH - SOLID WALL	50724	15x10		150	54.75		8,213



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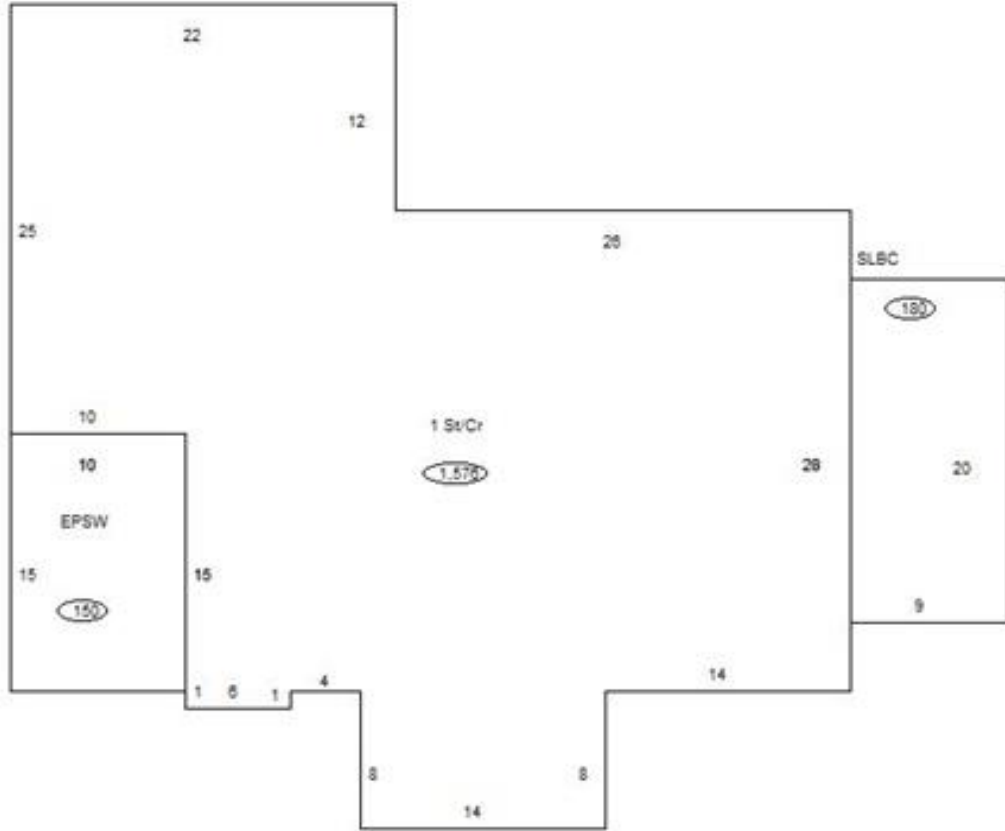
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Sketch Image

660020690



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,576	1.000	1,576
2	M	PRCH		10	SLBC	180	1.000	180
3	M	EPSW		10	EPSW	150	1.000	150
Total Building Area						1,576		1,576



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	30x40x8	Dirt	Formed Metal	1,200
	Qual 3	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (21.28 x 1,200)		25,536	25,536	3,830	21,706
	UTIL	SHOP BUILDING	48x34x10	Concrete	Formed Metal	1,632
	Qual 2	Cond 3	Year 2005	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (27.51 x 1,632)		44,896	44,896	16,612	28,284
	SHDS	Shed - Small	24x18x8	Plank	Composition Shingle	432
	Qual 2	Cond 3	Year 1990	Eff Age 27		
	Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ % Func)	RCNLD
	Base Cost (15.63 x 432)		6,752	6,752	4,794	1,958
	BNGP	Barn - General Purpose	36x62x10	Dirt	Formed Metal	2,232
	Qual 3	Cond 2	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (62% Phys/ % Func)	RCNLD
	Base Cost (19.30 x 2,232)		43,078	43,078	26,708	16,370
	SHDS	Shed - Small	40x30x8	Concrete	Galvanized Metal	1,200
	Qual 2	Cond 2	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (15.01 x 1,200)		18,012	18,012	14,410	3,602
	BNGP	Barn - General Purpose	18x42x8	Dirt	Galvanized Metal	756
	Qual 2	Cond 2	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (19.01 x 756)		14,372	14,372	9,917	4,455
	UTIL	Utility Building	80x30x8	Dirt	Formed Metal	2,400
	Qual 2	Cond 2	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD
	Base Cost (18.80 x 2,400)		45,120	45,120	40,608	4,512



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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
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30		0	16.000	84	84	1,344	1,344
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	1.000	224	224	224	224
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	10.000	224	224	2,240	2,240
DWA	DWIGHT SILT LOAM 0-1% SLO	IMP PST	50		0	8.000	140	140	1,120	1,120
OKA	OKEMAH SILTY CLAY LOAM	IMP PST	90		0	5.000	252	252	1,260	1,260
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76		0	13.940	213	213	2,966	2,966
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76		0	21.000	213	213	4,469	4,469
IMP PST Totals						74.940			13,623	13,623
Total Agland						74.940			13,623	13,623