



# 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	660020694													
Parcel ID	23N17E-24-3-00000-000-0000													
Cadastral ID	24-23-17-00500													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 2												
Tax Area	71 - CHELSEA RURAL/FOYIL FIRE													
Name ID	19114													
EDWARDS, JACK W														
21011 E 390 RD CHELSEA OK 74016-3784														
Parcel Location														
Situs	21011 E 390 RD													
Subdivision														
Lot/Block	/	Parcel Size	10 - Acres											
Sec/Twn/Rng	24 / 23 / 17 / 3													
Neighborhood	4070 - FOYIL SEQUOYAH AREA													
School District	S003 - CHELSEA SCHOOLS													
Legal Description Lat/Long: 36.45317977 -95.45248019														
SW SW SW														
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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
PD	Add-Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax						
Remove Cap	0	Land Value	840	474	11%	52	Assessed	3,152	301.77					
Year Frozen	2014	Improvements	49,988	28,189		3,100	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	2,000	-166.00					
TIF Project ID	0	Total Value	50,828	28,663		3,152	Total Taxable	1,152	136.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660020694	EDWARDS, JACK W	71	49,507	2000	1,152	136.00							
2024	2024-660020694	EDWARDS, JACK W	71	33,802	2000	1,152	139.00							
2023	2023-660020694	EDWARDS, JACK W	71	41,840	2000	1,153	140.00							
2022	2022-660020694	EDWARDS, JACK W	71	41,073	2000	1,152	143.00							
2021	2021-660020694	EDWARDS, JACK W	71	29,377	2000	1,153	146.00							
2020	2020-660020694	EDWARDS, JACK W	71	29,809	2000	1,153	148.00							
2019	2019-660020694	EDWARDS, JACK W	71	28,663	2000	1,153	151.00							
2018	2018-660020694	EDWARDS, JACK W	71	31,882	2000	1,366	171.00							
2017	2017-660020694	EDWARDS, JACK W	71	31,535	2000	1,366	173.00							
2016	2016-660020694	EDWARDS, JACK W	71	30,601	2000	1,366	176.00							
2015	2015-660020694	EDWARDS, JACK W	71	34,479	2000	1,383	175.00							
2014	2014-660020694	EDWARDS, JACK W	71	36,605	2000	1,383	180.00							
2013	2013-660020694	EDWARDS, JACK W	71	37,947	2000	1,285	166.00							




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<b>Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)</b> 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		<b>Primary Image</b>  <p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-10-02\IMG_004; 10/7/2020</p>	
<b>Residential Data</b> Type 1 Single Family Residence Condition 3 - Average Quality 1.5 - Low Architecture TRAD TRADITIONAL Style 100% One Story Exterior Wall 100% Frame, Plywood or Hardboard Base/Total Area 1,396 / 1,396 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 Remodel Year/Eff Age 1940 / 65		<b>GRM Approach</b> GRM Code Gross Rent 0.00 Indicated Value	
		<b>Multiple Regression</b> MRA Code Adjusted R Indicated Value	
		<b>Direct Comparables</b> Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value	
<b>Cost Approach</b> Manual : 01/2025		<b>Value Reconciliation</b>	
Base Cost 80.14 Roofing Adj + 3.80 Subfloor Adj + 2.30 Heat/Cool Adj + 9.89 Plumbing Adj + 3.44 Basement Adj + 0.00 Adj Base Cost = 99.57  Total Area x 1,396 Adjusted Cost = 139,000	Total Misc Impr + 6,102 Garage Cost + Total RCN = 145,102 Depreciation ( 71%) - 103,022 Lump Sums + 0 RCNLD = 42,080 Lot Value +  Indicated Value = 42,080 Value Per SqFt 30.14	Selected Approach Cost Approach Improvements 42,080 Lot Value Indicated Value 42,080 30.14 Per SqFt Aground Value 840 Site Improvements 7,908 Total Value 50,828 36.41 Total Value Per SqFt	

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	50731	13x8		104	20.25		2,106
PRCH	SLAB PORCH - COVERED	50732	25x8		200	19.98		3,996



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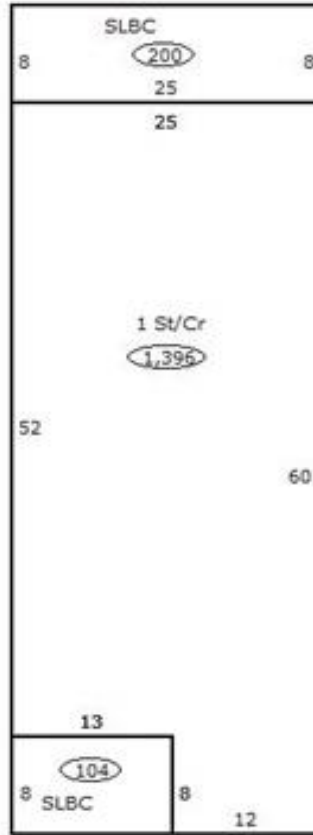
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,396	1.000	1,396
2	M	PRCH		13	SLBC	104	1.000	104
3	M	PRCH		13	SLBC	200	1.000	200
<b>Total Building Area</b>						1,396		1,396



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x10x8	Plank	Composition Shingle	120
	Qual 2	Cond 2	Year 2010	Eff Age 16		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (20.98 x 120)		2,518	2,518	2,518	
	SHDS	Shed - Small	10x16x8	Plank	Formed Metal	160
	Qual 2	Cond 3	Year 2000	Eff Age 20		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (19.51 x 160)		3,122	3,122	3,122	
	SHDS	Shed - Small	26x20x8	Concrete	Composition Shingle	520
	Qual 2	Cond 3	Year 1980	Eff Age 35		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (14.07 x 520)		7,316	7,316	5,853	1,463
	BNGP	Barn - General Purpose	32x32x10	Dirt	Galvanized Metal	1,024
	Qual 3	Cond 3	Year 1980	Eff Age 35		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (20.98 x 1,024)		21,484	21,484	15,039	6,445



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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	NTV PST	35			10.000	84	84	840	840
<b>NTV PST Totals</b>						10.000			840	840
<b>Total Agland</b>						10.000			840	840