



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 660021323 Parcel ID 23N17E-25-3-00000-000-0000 Cadastral ID 25-23-17-01500 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 40394 DORSEY, CHRIS L & ELLEN F 21181 E HWY 28A CHELSEA OK 74016-0000																																																																																																																									
Parcel Location Situs 21181 E HWY 28A Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 25 / 23 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.43868775 -95.45031362 S 132' OF NE SW SW LESS ELY 295' THEROF & SE SW SW LESS ELY 295' OF NLY 163' THEREOF; LESS 10' X 10' SQUARE FOR WATER TAP LOCATED IN S/2 SE/4 SW/4 SW/4.					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>R5</td> <td>ROLL NEW SHPA PER V5/JCB</td> <td>12/2004</td> <td>01/2005</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R5	ROLL NEW SHPA PER V5/JCB	12/2004	01/2005																																																																																																							
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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	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,556 / 1,556
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,556
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1955 / 53

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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	75,948		
Lot Value			
Indicated Value	75,948	48.81	Per SqFt
Agland Value	980		
Site Improvements	30,194		
Total Value	107,122	68.84	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	94.18	Total Misc Impr	+	15,440
Roofing Adj	+ 4.73	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	194,738
Heat/Cool Adj	+ 10.30	Depreciation (61%)	-	118,790
Plumbing Adj	+ 6.02	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	75,948
Adj Base Cost	= 115.23	Lot Value	+	
Total Area	x 1,556	Indicated Value	=	75,948
Adjusted Cost	= 179,298	Value Per SqFt		48.81

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	51742	20x16		320	20.32		6,502
PRCH	SLAB PORCH - COVERED	51743	37x12		444	20.13		8,938

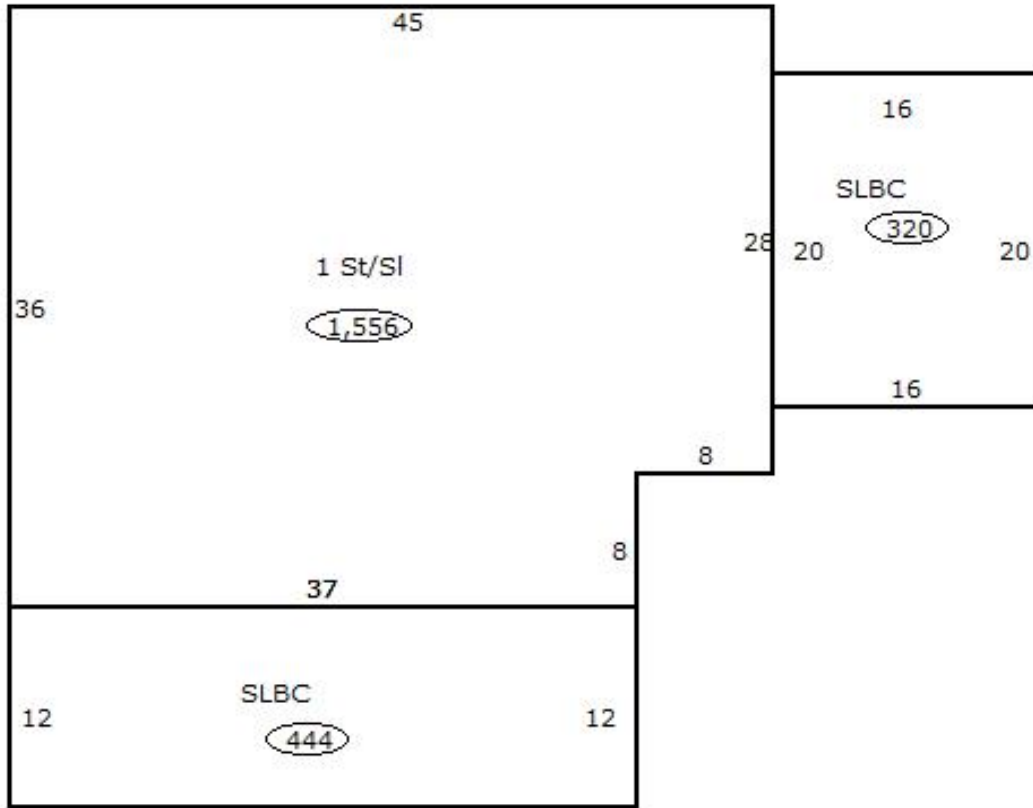


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,556	1.000	1,556
2	M	PRCH		13	SLBC	320	1.000	320
3	M	PRCH		13	SLBC	444	1.000	444
Total Building Area						1,556		1,556



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LT	LEAN-TO				200
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 200)		584		584 321	263
	UTIL	SHOP BUILDING				1,376
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (30.55 x 1,376)		42,037		42,037 12,611	29,426
	STF	STG FAIR				240
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 240)		1,123		1,123 618	505
	SV	SWIM VINYL				1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)		25,000		25,000 25,000	



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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	IMP PST	35			10.000	98	98	980	980
IMP PST Totals						10.000			980	980
Total Agland						10.000			980	980