



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:37:14
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660021424 Parcel ID 000000-00-0-30010-056-0004 Cadastral ID 25-24-17-00680 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 29 - CHELSEA OT Name ID 3224 GOAD, ARTHUR & DIANN-TRUSTEES C/O TAMMY BOATMAN 3808 SMOKY HOLLOW RD EDMOND OK 73013-0000																																																																																																																									
Parcel Location Situs 00530 W 8TH ST Subdivision CHELSEA O T Lot/Block 0004 / 0056 Parcel Size 1 - Lots Sec/Twn/Rng 25 / 24 / 17 / 5 Neighborhood 1195 - R-V02-NE CHELSEA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.53574298 -95.43844815					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																																																																																																											
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Time 23:37:14
Page 2

Lot Data	Square-Foot - NBHD 1195 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.261	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	11,370.00 x 1.10 = 12,507	
Factor Value		
Adjustments	1.0000	
Lot Value	12,507	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,873 / 1,873
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,873
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	590 Attached Garage - Finished
Remodel	
Year/Eff Age	1975 / 38

Cost Approach				Manual : 01/2025			
Base Cost	114.68	Total Misc Impr	+ 1,711				
Roofing Adj	+ 4.77	Garage Cost	+ 22,691				
Subfloor Adj	+ -2.26	Total RCN	= 283,101				
Heat/Cool Adj	+ 12.64	Depreciation (45%)	- 127,395				
Plumbing Adj	+ 8.29	Lump Sums	+ 4,503				
Basement Adj	+ 0.00	RCNLD	= 160,209				
Adj Base Cost	= 138.12	Lot Value	+ 12,507				
Total Area	x 1,873	Indicated Value	= 172,716				
Adjusted Cost	= 258,699	Value Per SqFt	92.21				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	215,937	115.29	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	160,209		
Lot Value	12,507		
Indicated Value	172,716	92.21	Per SqFt
Agland Value			
Site Improvements	3,222		
Total Value	175,938	93.93	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	51960	16x4		64	26.73		1,711
WODO	WOOD DECK - OPEN	51961	17x14		238	20.13	6%	4,503



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 Time 23:37:14
 Page 3

Sketch Image

660021424



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,873	1.000	1,873
2	G	1		10	Attached Garage	590	1.000	590
3	M	PRCH		10	SLBC	64	1.000	64
4	M	WODO		10	WODO	238	1.000	238
Total Building Area						1,873		1,873



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Page 4

660021424

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x16x6	Plank	Formed Metal	128
	Qual	3.5	Cond 3	Year 2015	Eff Age 8	
Valuation Summary		Modifier Total		RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (26.66 x 128)		3,412		3,412	1,262	2,150
	CPDT	Carport - Detached	14x22x6	Concrete	Formed Metal	308
	Qual	3	Cond 3	Year 2005	Eff Age 16	
Valuation Summary		Modifier Total		RCN	Depr (60% Phys/ % Func)	RCNLD
Base Cost (8.70 x 308)		2,680		2,680	1,608	1,072