



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 11:18:07  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660021545 <b>Parcel ID</b> 000000-00-0-30080-002-0001 <b>Cadastral ID</b> 25-24-17-01900 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 2 <b>Tax Area</b> 29 - CHELSEA OT <b>Name ID</b> 344870 CORNELIUS, JOSHUA & KYLEA GORHAM  1101 ASH ST CHELSEA OK 74016-0000  <b>Parcel Location</b>  <b>Situs</b> <b>Subdivision</b> PARK <b>Lot/Block</b> 0001 / 0002 <b>Parcel Size</b> .25 - Lots <b>Sec/Twn/Rng</b> 25 / 24 / 17 / 5 <b>Neighborhood</b> 1195 - R-V02-NE CHELSEA <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.53280243 -95.44133022																																																																																																																									
<b>Legal Description</b> SLY 63' LOT 1 BLOCK 2 PARK (THIS LOT IS .25 OF AN ACRES & THE HOUSE 1200 SQ FT)					<b>Building Permits</b> <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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Lot Data		Square-Foot - NBHD 1195 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.1689		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	7,359.00 x 1.10 = 8,095		
Factor Value			
Adjustments	3.8189		
Lot Value	30,914		



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Masonry, Concrete Block
Base/Total Area	1,200 / 1,200
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1945 / 44

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	62,283		
Lot Value	30,914		
Indicated Value	93,197	77.66	Per SqFt
Agland Value			
Site Improvements	1,066		
Total Value	94,263	78.55	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	88.08	Total Misc Impr	+ 2,510
Roofing Adj	+ 4.97	Garage Cost	+ 0
Subfloor Adj	+ 2.31	Total RCN	= 135,398
Heat/Cool Adj	+ 10.30	Depreciation ( 54%)	- 73,115
Plumbing Adj	+ 5.08	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 62,283
Adj Base Cost	= 110.74	Lot Value	+ 30,914
Total Area	x 1,200	Indicated Value	= 93,197
Adjusted Cost	= 132,888	Value Per SqFt	77.66

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	160844	24x5		120	20.92		2,510



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### Sketch Image

660021545



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1S-SF/Cr	1,200	1.000	1,200
2	M	PRCH		10	PRCH	120	1.000	120
<b>Total Building Area</b>						1,200		1,200



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660021545

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	0x0x0	Base		240
	Qual	3	Cond 3	Year	Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (22.20 x 240)		5,328		5,328		4,262
						1,066