



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 05:14:38
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660021550 Parcel ID 24N17E-25-1-00000-000-0000 Cadastral ID 25-24-17-02300 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 29 - CHELSEA OT Name ID 323180 JANTZEN, RUSSELL R & KATHLEEN ANN 907 HICKORY ST CHELSEA OK 74016-0000 Parcel Location Situs 00907 HICKORY ST Subdivision Lot/Block / Parcel Size .88 - Acres Sec/Twn/Rng 25 / 24 / 17 / 1 Neighborhood 4060 - CHELSEA School District S003 - CHELSEA SCHOOLS																																																																																																																									
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Time 05:14:38
Page 2

Lot Data	Square-Foot - NBHD 4060 #1	Primary Image
Lot Size Lot Count Units Buildable 0.88 Non-Ag Acres 0.7839 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 34,148.00 x .56 = 19,123 Factor Value Adjustments 1.0000 Lot Value 19,123		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,208 / 2,208
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,208
Fixture/RghIn	15 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	750 Attached Garage - Finished
Remodel	
Year/Eff Age	1995 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	309,866	140.34	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	108.16	Total Misc Impr	+	9,192	
Roofing Adj	+ 5.15	Garage Cost	+	34,280	
Subfloor Adj	+ -3.33	Total RCN	=	341,044	
Heat/Cool Adj	+ 14.18	Depreciation (28%)	-	95,492	
Plumbing Adj	+ 10.60	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	245,552	
Adj Base Cost	= 134.77	Lot Value	+	19,123	
Total Area	x 2,208	Indicated Value	=	264,675	
Adjusted Cost	= 297,572	Value Per SqFt		119.87	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	245,552		
Lot Value	19,123		
Indicated Value	264,675	119.87	Per SqFt
Agland Value			
Site Improvements	10,834		
Total Value	275,509	124.78	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2016	1	0.00	
PRCH	SLAB PORCH - COVERED	52246	170			170	28.34	4,818
PRCH	SLAB PORCH - COVERED	52247	31x4			124	28.53	3,538
PATO	SLAB PORCH - OPEN	52248	11x6			66	12.67	836



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 Page 4

660021550

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	6x10x6	Base	Formed Metal	60
	Qual	3	Cond 3	Year 2024	Eff Age 2	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (31.38 x 60)		1,883		1,883		1,883
	PCPT	Carport - Portable	20x20x6	Gravel	Formed Metal	400
	Qual	3	Cond 3	Year 2020	Eff Age 5	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (4.20 x 400)		1,680		1,680		1,680
	SHDS	Shed - Small	10x12x6	Base	Composition Shingle	120
	Qual	3	Cond 3	Year 2010	Eff Age 12	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ 0% Func)		RCNLD
Base Cost (24.88 x 120)		2,986		2,986		2,986
	SPLG	Swimming Pool - In Ground	28x20x0			560
	Qual	3	Cond 3.5	Year 2000	Eff Age 18	
Valuation Summary		Modifier Total	RCN	Depr (62% Phys/ % Func)		RCNLD
Base Cost (50.91 x 560)		28,510		28,510		17,676
						10,834