



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 660022488 Parcel ID 23N17E-26-3-00000-000-0000 Cadastral ID 26-23-17-02700 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 262167 O'NEAL, KATHY & ROBIN RAMSEY 20311 E HWY 28A CHELSEA OK 74016-0000																																																																																																																									
Parcel Location Situs 20311 E HWY 28A Subdivision Lot/Block / Parcel Size 30 - Acres Sec/Twn/Rng 26 / 23 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.44047300 -95.46588377 W2 SE SW & SW NE 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																																																																																																											
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Units Buildable - 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	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,740 / 1,740
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Finished
Remodel	
Year/Eff Age	1994 / 24

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	

Cost Approach		Manual : 01/2025	
Base Cost	94.49	Total Misc Impr	+ 7,305
Roofing Adj	+ 4.39	Garage Cost	+ 16,207
Subfloor Adj	+ 1.15	Total RCN	= 231,599
Heat/Cool Adj	+ 11.47	Depreciation (32%)	- 74,112
Plumbing Adj	+ 8.09	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 157,487
Adj Base Cost	= 119.59	Lot Value	+ 157,487
Total Area	x 1,740	Indicated Value	= 157,487
Adjusted Cost	= 208,087	Value Per SqFt	90.51

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	157,487		
Lot Value			
Indicated Value	157,487	90.51	Per SqFt
Agland Value	3,450		
Site Improvements	42,104		
Total Value	203,041	116.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	55161	30x5		150	23.76		3,564
PATO	SLAB PORCH - OPEN	55162	202		202	9.95		2,010
PRCH	SLAB PORCH - COVERED	55163	18x4		72	24.04		1,731



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PLHR	Pool House - Residential	12x26x10	Concrete	Composition Shingle	312	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
	Interior Finish (Residential)		Finished Area	Fixture Count		10,549	
	Valuation Summary			Modifier Total	RCN	Depr (2% Phys/ % Func)	RCNLD
Base Cost (97.98 x 312)		30,570	10,549	41,119	822	40,297	
	PRCH	Porch	12x4x0	Concrete		48	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary			Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (26.78 x 48)		1,285		1,285	129	1,156
	SHDS	Shed - Small	6x4x8	Concrete	Composition Shingle	24	
	Qual	3	Cond 3	Year 2020	Eff Age 5		
	Valuation Summary			Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD
	Base Cost (35.26 x 24)		846		846	195	651



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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	TMBR	35		0	13.000	63	63	819	819
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47		0	2.000	85	85	169	169
TMBR Totals						15.000			988	988
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59		0	4.000	142	142	566	566
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80		0	1.000	192	192	192	192
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35		0	1.000	84	84	84	84
LKC	LINKER FINE SANDY LOAM 3-	NTV PST	51		0	3.000	122	122	367	367
VD	VERDIGRIS SILT LOAM	NTV PST	95		0	5.000	228	228	1,140	1,140
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47		0	1.000	113	113	113	113
NTV PST Totals						15.000			2,462	2,462
Total Agland						30.000			3,450	3,450