



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 660022512 Parcel ID 24N17E-26-2-00000-000-0000 Cadastral ID 26-24-17-00200 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 16334 KOHLER, DON 20101 E KOHLER RD CHELSEA OK 74016-0000 Parcel Location Situs 20101 KOHLER RD Subdivision Lot/Block / Parcel Size 3.6 - Acres Sec/Twn/Rng 26 / 24 / 17 / 2 Neighborhood 4060 - CHELSEA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.53243266 -95.47069639																																																																																																																									
Legal Description Lat/Long: 36.53243266 -95.47069639 BEG: NE/C SW NW; S 00-14 E ALG E/L SD SW NW 726.10'; S 65-01- 48 W 820' TO POB; N 76-56-12 W 592.15' TO A PT ON W/L SW NW; S 00 10-13 E 377.44' TO SW/C SW NW; S 89-58-53 E ALG S/L SD SW NW 393.57'; N 36-42-23 E 304.71' TO POB					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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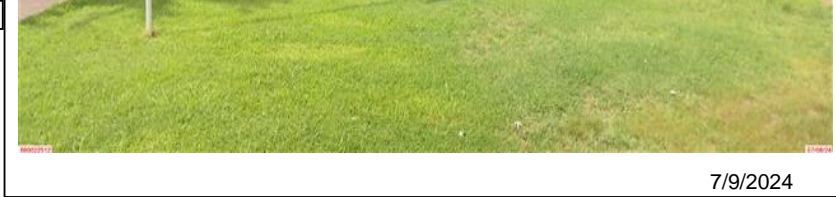
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Lot Data		Square-Foot - NBHD 4060 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	3.6				
Non-Ag Acres	3.5851				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0	0		
Method	Square-Foot				
Base Lot Value	156,165.00 x .31 = 47,818				
Factor Value					
Adjustments	1.0000				
Lot Value	47,818				

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,851 / 1,851
Style	100% One Story
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1956 / 46



7/9/2024

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	140,630	75.98	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	84.78	Total Misc Impr	+ 26,890				
Roofing Adj	+ 3.82	Garage Cost	+ 0				
Subfloor Adj	+ 2.23	Total RCN	= 207,418				
Heat/Cool Adj	+ 0.00	Depreciation (55%)	- 114,080				
Plumbing Adj	+ 6.69	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 93,338				
Adj Base Cost	= 97.53	Lot Value	+ 47,818				
Total Area	x 1,851	Indicated Value	= 141,156				
Adjusted Cost	= 180,528	Value Per SqFt	76.26				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	93,338		
Lot Value	47,818		
Indicated Value	141,156	76.26	Per SqFt
Agland Value			
Site Improvements	43,462		
Total Value	184,618	99.74	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	55189	603		603	19.33		11,656
EPSW	ENCLOSED PORCH - SOLID WALL	55190	290		290	52.53		15,234



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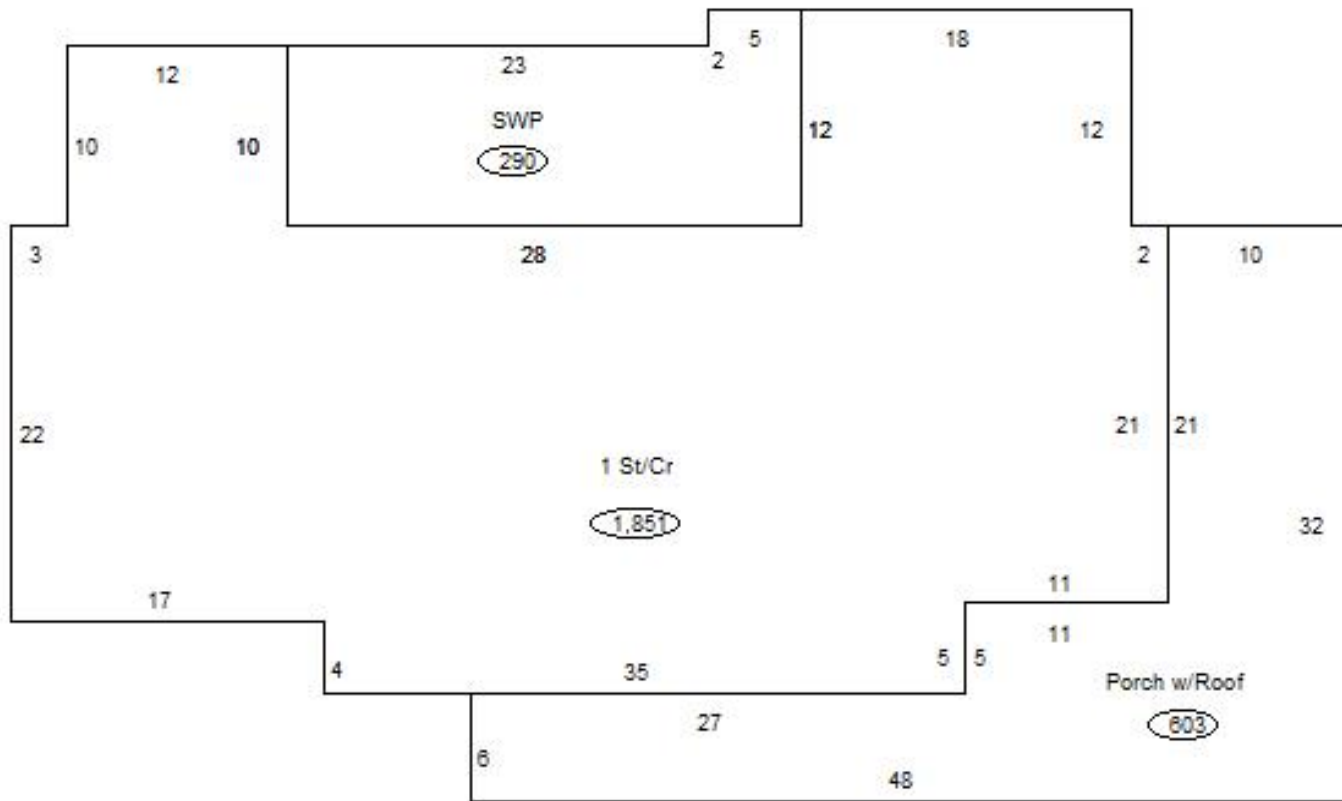
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Sketch Image

660022512



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,851	1.000	1,851
2	M	PRCH		13	SLBC	603	1.000	603
3	M	EPSW		13	EPSW	290	1.000	290
Total Building Area						1,851		1,851



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	30x50x0	Base		1,500
	Qual	3	Cond 3	Year	Eff Age 2016	8
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (24.48 x 1,500)		36,720		36,720	36,720
	GRDT	Garage - Detached	0x0x0	Base		720
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (17.31 x 720)		12,463		12,463	6,232
	LF	LOAFING SHED	10x12x0			120
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 120)		511		511	511
	CP	CARPORT DIRT	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					
	SHDS	Shed - Small	0x0x0	Base		
	Qual	3	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (39.31 x)					
	CP	CARPORT DIRT	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					
	SHDS	Shed - Small	0x0x0	Base		
	Qual	3	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (39.31 x)					