



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 660022525 Parcel ID 24N17E-26-3-00000-000-0000 Cadastral ID 26-24-17-01300 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 16954 BRADSHAW, DANNY GEORGE 4853 S 4280 RD CHELSEA OK 74016-5093 Parcel Location Situs 20297 E 340 RD Subdivision Lot/Block / Parcel Size 30 - Acres Sec/Twn/Rng 26 / 24 / 17 / 3 Neighborhood 4060 - CHELSEA School District S003 - CHELSEA SCHOOLS					<p>660022525 07/03/24</p> <p>7/9/2024</p>																																																																																																																				
Legal Description S2 SE SW & S2 N2 SE SW Lat/Long: 36.52611877 -95.46486805																																																																																																																									
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Lot Data		Units-Buildable - CHELSEA (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	2.5 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,719 / 1,719
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,719
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	537 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 43

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	107.52	Total Misc Impr	+ 30,030
Roofing Adj	+ 4.31	Garage Cost	+ 14,225
Subfloor Adj	+ -1.13	Total RCN	= 264,098
Heat/Cool Adj	+ 11.24	Depreciation (51%)	- 134,690
Plumbing Adj	+ 5.95	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 129,408
Adj Base Cost	= 127.89	Lot Value	+ 129,408
Total Area	x 1,719	Indicated Value	= 129,408
Adjusted Cost	= 219,843	Value Per SqFt	75.28

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	129,408		
Lot Value			
Indicated Value	129,408	75.28	Per SqFt
Agland Value	5,138		
Site Improvements	75,419		
Total Value	209,965	122.14	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,994.06		4,994
SHLT	STORM SHELTER	0		1	2020	0.00		
PRCH	SLAB PORCH - COVERED	55202	16x3		48	23.64		1,135
EPSW	ENCLOSED PORCH - SOLID WALL	55203	16x6		96	61.75		5,928
EPSW	ENCLOSED PORCH - SOLID WALL	55204	30x10		300	59.91		17,973



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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,719	1.000	1,719
2	G	1		13	Attached Garage	537	1.000	537
3	M	PRCH		13	SLBC	48	1.000	48
4	M	EPSW		13	EPSW	96	1.000	96
5	M	EPSW		13	EPSW	300	1.000	300
Total Building Area						1,719		1,719



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	40x50x0	Base		2,000
	Qual	3	Cond 3	Year	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (22.79 x 2,000)	45,580		45,580	6,837	38,743
	BNGP	Barn - General Purpose	0x0x0	Base		1,600
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (20.54 x 1,600)	32,864		32,864	19,718	13,146
	UTIL	SHOP BUILDING	50x40x0			2,000
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (28.31 x 2,000)	56,620		56,620	33,972	22,648
	CP	CARPORT DIRT	18x20x0			360
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (3.50 x 360)	1,260		1,260	378	882



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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
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60	0		7.000	144	144	1,008	1,008
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80	0		11.500	192	192	2,208	2,208
PAA	PARSONS SILT LOAM 0-1% SL	NTV PST	76	0		9.000	182	182	1,642	1,642
NTV PST Totals						27.500			4,858	4,858
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30	0		2.000	84	84	168	168
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80	0		.500	224	224	112	112
IMP PST Totals						2.500			280	280
Total Agland						30.000			5,138	5,138