



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660022549 Parcel ID 24N17E-26-4-00000-000-0000 Cadastral ID 26-24-17-03500 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 318727 WHORTON, CHADWICK J & KIMBER L 20797 E 340 RD CHELSEA OK 74016-0000 Parcel Location Situs 20797 E 340 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 26 / 24 / 17 / 4 Neighborhood 4060 - CHELSEA School District S003 - CHELSEA SCHOOLS					<p>660022549 07/03/24</p> <p>7/9/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.52712240 -95.45649957 W2 W2 SE SE & N 440' NE SE SE & N 440' E2 NW SE SE.																																																																																																																									
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Lot Data	Square-Foot - NBHD 4060 #1	Primary Image
Lot Size Lot Count Units Buildable 2 Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	1,920 / 1,920
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,920
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	640 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

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	98.69	Total Misc Impr	+ 18,442	Roofing Adj	+ 4.33	Garage Cost	+ 19,004
Subfloor Adj	+ -2.07	Total RCN	= 270,265	Heat/Cool Adj	+ 12.39	Depreciation (8%)	- 21,621
Plumbing Adj	+ 7.92	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 248,644
Adj Base Cost	= 121.26	Lot Value	+ 248,644	Total Area	x 1,920	Indicated Value	= 248,644
Adjusted Cost	= 232,819	Value Per SqFt	129.50				

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	248,644	
Lot Value		
Indicated Value	248,644	129.50 Per SqFt
Agland Value	3,235	
Site Improvements	39,779	
Total Value	291,658	151.91 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	130759	60x9		540	24.79		13,387
PRCH	SLAB PORCH - COVERED	130760	14x14		196	25.79		5,055
SHLT	STORM SHELTER NW CORN HOUSE			1 2024	1	0.00		



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	40x30x0			1,200	
	Qual	2	Cond	Year	2016	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (31.84 x 1,200)	38,208		38,208	1,910	36,298
	LF	LOAFING SHED	0x0x0			450	
	Qual	3	Cond	3	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (45% Phys/ % Func)	RCNLD
		Base Cost (4.26 x 450)	1,917		1,917	863	1,054
	SHDS	Shed - Small	12x20x0		Base	240	
	Qual	3	Cond	3	Year	Eff Age	1520
	Valuation Summary		Modifier Total		RCN	Depr (60% Phys/ % Func)	RCNLD
		Base Cost (22.20 x 240)	5,328		5,328	3,197	2,131
	LNT0	Lean - To	15x11x0		Base	165	
	Qual	2	Cond	2	Year	Eff Age	2026
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (7.71 x 165)	1,272		1,272	1,272	
	LNT0	Lean - To	12x8x0		Base	96	
	Qual	2	Cond	2	Year	Eff Age	2026
	Valuation Summary		Modifier Total		RCN	Depr (60% Phys/ % Func)	RCNLD
		Base Cost (7.71 x 96)	740		740	444	296
	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)					



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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	10.000	144	144	1,440	1,440
PAA	PARSONS SILT LOAM 0-1% SL	NTV PST	76			8.000	182	182	1,459	1,459
NTV PST Totals						18.000			2,899	2,899
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			2.000	168	168	336	336
IMP PST Totals						2.000			336	336
Total Agland						20.000			3,235	3,235