



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:41:24
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Assessment Data					Primary Image																																																																																																																				
Account 660022558 Parcel ID 000000-00-0-00639-001-0008 Cadastral ID 26-24-17-03770 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 316857 WILSON, JERRY L & SHARON 5350 S ROBERT GIRTEN RD CHELSEA OK 74016-0000 Parcel Location Situs 05350 S ROBERT GIRTEN RD Subdivision QUAIL RIDGE ESTATES Lot/Block 0008 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 24 / 17 / 5 Neighborhood 1092 - R-V02-NE CHELSEA School District S003 - CHELSEA SCHOOLS					<p style="text-align: right;">7/9/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.53399746 -95.45975672 LOT 8 BLOCK 1 QUAIL RIDGE ESTATES																																																																																																																									
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Lot Data	Lot - NBHD 1092 #1		Primary Image
Lot Size			
Lot Count			
Units Buildable	6000		
Non-Ag Acres	1.0085		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Lot		
Base Lot Value	43,931.00 x .50 = 21,873		
Factor Value			
Adjustments	1.0000		
Lot Value	21,873		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Stone 30% Frame, Siding, Wood
Base/Total Area	1,641 / 2,217
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,641
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	560 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34



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	248,100	111.91	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	6,080 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	97.86	Total Misc Impr	+	18,491	
Roofing Adj	+ 3.62	Garage Cost	+	17,399	
Subfloor Adj	+ -1.71	Total RCN	=	304,635	
Heat/Cool Adj	+ 12.64	Depreciation (42%)	-	127,947	
Plumbing Adj	+ 8.81	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	176,688	
Adj Base Cost	= 121.22	Lot Value	+	21,873	
Total Area	x 2,217	Indicated Value	=	198,561	
Adjusted Cost	= 268,745	Value Per SqFt		89.56	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	176,688		
Lot Value	21,873		
Indicated Value	198,561	89.56	Per SqFt
Agland Value			
Site Improvements	7,163		
Total Value	205,724	92.79	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2000	1	0.00	
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1		1	5,615.40	5,615
PRCH	SLAB PORCH - COVERED	55268	16x6			96	26.63	2,556
PATO	SLAB PORCH - OPEN	55269	27x10			270	9.37	2,530
PRCH	SLAB PORCH - COVERED	55271	20x10			200	26.30	5,260
PATO	SLAB PORCH - OPEN	55272	27x10			270	9.37	2,530



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	Garage - Detached	0x0x0	Base		624	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
	Base Cost (17.66 x 624)		11,020		11,020	3,857	7,163
	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)						
	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)						