




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 05:24:39  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660023614 <b>Parcel ID</b> 24N18E-27-3-00000-000-0000 <b>Cadastral ID</b> 27-24-18-01800 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 14 - CHELSEA RURAL <b>Name ID</b> 332565 CASSELL LIVING TRUST  18197 S RANCH RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25503 E 340 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 6.66 - Acres <b>Sec/Twn/Rng</b> 27 / 24 / 18 / 3 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS					 <p>660023614_001.JPG 4/18/2024</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.52531439 -95.37419166 SE SW BEG: SE/C N 440'; W 660' S 440'; E 660' TO POB																																																																																																																									
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Date 04/17/2026  
 Time 05:24:40  
 Page 2

Lot Data		Square-Foot - NBHD 4050 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	6.66				
Non-Ag Acres	0				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY		0		
			0		
Method	Square-Foot				
Base Lot Value	276,087.00 x .26 = 70,649				
Factor Value					
Adjustments	1.0000				
Lot Value	70,649				

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	EXEC EXCEPTIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	855 / 1,155
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2007 / 14



660023614\_001.JPG 4/18/2024

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	150,135	129.99	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	143,107		
Lot Value	70,649		
Indicated Value	213,756	185.07	Per SqFt
Agland Value			
Site Improvements	21,339		
Total Value	235,095	203.55	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	114.89	Total Misc Impr	+	5,467			
Roofing Adj	+ 3.72	Garage Cost	+				
Subfloor Adj	+ 0.97	Total RCN	=	170,366			
Heat/Cool Adj	+ 11.24	Depreciation ( 16%)	-	27,259			
Plumbing Adj	+ 11.95	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	143,107			
Adj Base Cost	= 142.77	Lot Value	+	70,649			
Total Area	x 1,155	Indicated Value	=	213,756			
Adjusted Cost	= 164,899	Value Per SqFt		185.07			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	58035	34x7		238	22.97		5,467



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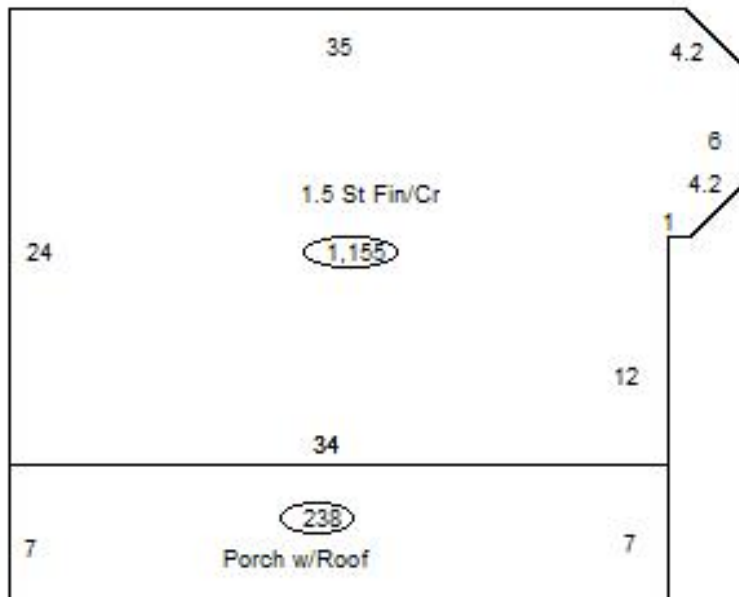
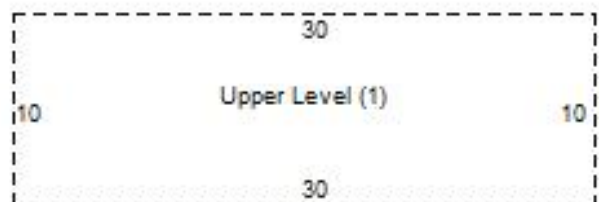
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Date 04/17/2026  
Time 05:24:40  
Page 3

### Sketch Image

660023614



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	855	1.351	1,155
2	M	PRCH		13	SLBC	238	1.000	238
3	U	^UL		13	Upper Level (1)	300	1.000	300
<b>Total Building Area</b>						855		1,155



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Date 04/17/2026  
Time 05:24:40  
Page 4

660023614

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	UTIL	SHOP BUILDING	30x24x0		Metal	720		
	Qual	2	Cond	3	Year	2012	Eff Age	11
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (32.93 x 720)		23,710			23,710	2,371	21,339	
	CP	CARPORT DIRT	0x0x0					
	Qual		Cond		Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (3.50 x )								
	STF	STG FAIR	0x0x0					
	Qual	2	Cond		Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.68 x )								
	STF	STG FAIR	0x0x0					
	Qual	2	Cond		Year		Eff Age	
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