




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 660024465 Parcel ID 24N18E-28-1-00000-000-0000 Cadastral ID 28-24-18-01325 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 321369 MCCLURE, STEVEN TROY & KAREN ANNETTE PO BOX 246 CHELSEA OK 74016-0000 Parcel Location Situs 05204 S 4280 RD UNIT B Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 28 / 24 / 18 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					 <p>660024465_001.JPG 4/22/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.53649224 -95.38427767																																																																																																																									
E2 S2 N2 NE					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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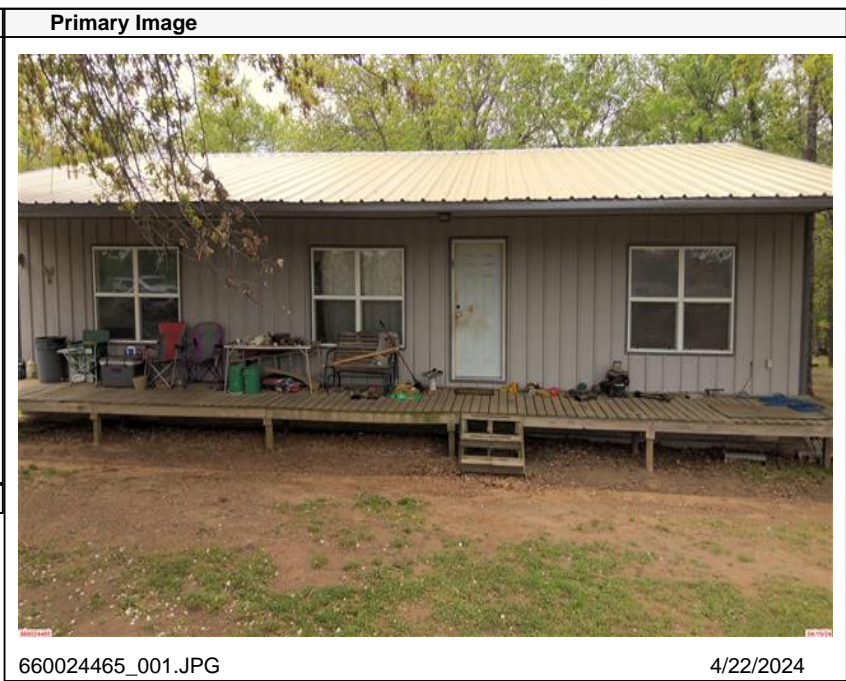
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Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1.5 - Low
Architecture	DMH LOWER VALUED MH
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,500 / 1,500
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2003 / 17

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	54.12	Total Misc Impr	+ 11,586
Roofing Adj	+ 4.17	Garage Cost	+
Subfloor Adj	+ 2.15	Total RCN	= 121,491
Heat/Cool Adj	+ 9.69	Depreciation (23%)	- 27,943
Plumbing Adj	+ 3.15	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 93,548
Adj Base Cost	= 73.27	Lot Value	+
Total Area	x 1,500	Indicated Value	= 93,548
Adjusted Cost	= 109,905	Value Per SqFt	62.37

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	93,548
Lot Value	
Indicated Value	93,548
Agland Value	1,710
Site Improvements	44,768
Total Value	140,026
	62.37 Per SqFt
	93.35 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	59787	50x6		300	19.31		5,793
PRCH	SLAB PORCH - COVERED	59788	50x6		300	19.31		5,793



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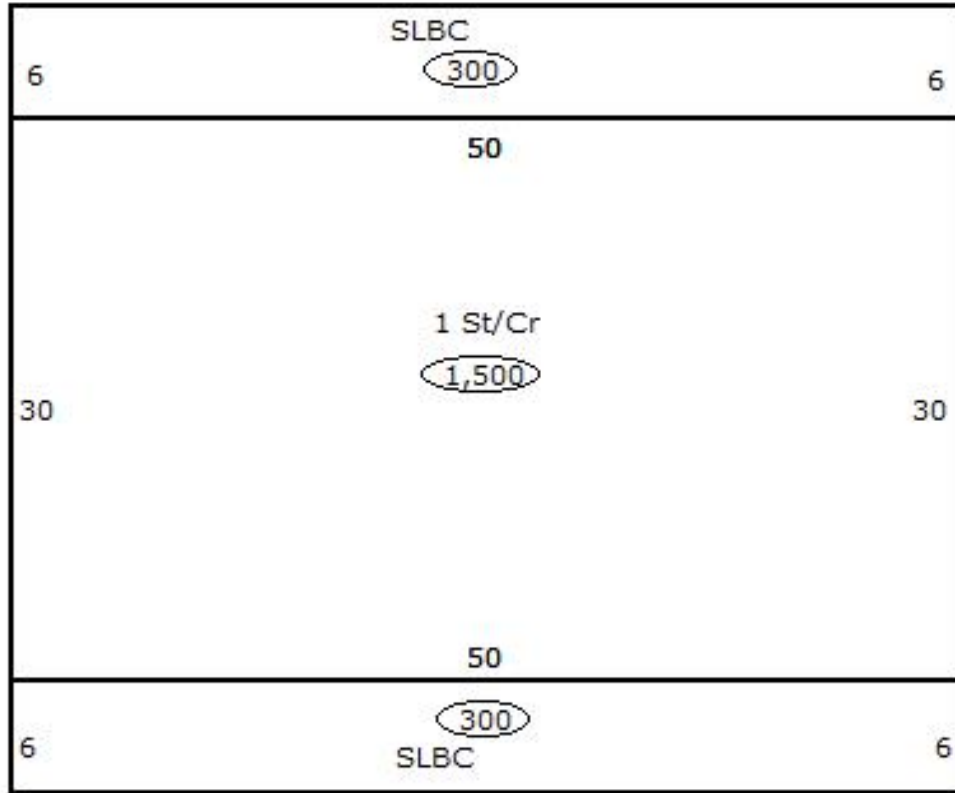
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,500	1.000	1,500
2	M	PRCH		13	SLBC	300	1.000	300
3	M	PRCH		13	SLBC	300	1.000	300
Total Building Area						1,500		1,500



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			2,000
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (26.89 x 2,000)	53,780		53,780	16,134	37,646
	BARN	BARN	0x0x0			936
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (85% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 936)	9,809		9,809	8,338	1,471
	CP	CARPORT DIRT	0x0x0			400
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (3.50 x 400)	1,400		1,400	560	840
	CP	Carport Dirt	24x50x0			1,200
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (3.50 x 1,200)	4,200		4,200	210	3,990
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	BARN	BARN	20x20x0			400
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (10.26 x 400)	4,104		4,104	3,283	821



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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%	TMBR	60		0	10.000	108	108	1,080	1,080
HLC	HECTOR-LINKER FINE SANDY	TMBR	35		0	10.000	63	63	630	630
TMBR Totals						20.000			1,710	1,710
Total Agland						20.000			1,710	1,710