



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:21:17
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660026192 Parcel ID 000000-00-0-30010-006-0002 Cadastral ID 30-24-18-00210 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 29 - CHELSEA OT Name ID 320609 TERRY, RYAN 312 OAK ST CHELSEA OK 74016-0000 Parcel Location Situs 00312 OAK ST Subdivision CHELSEA O T Lot/Block 0002 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 24 / 18 / 5 Neighborhood 1195 - R-V02-NE CHELSEA School District S003 - CHELSEA SCHOOLS					<p>660026192_001.JPG 5/10/2024</p>																																																																																																																				
Legal Description Lot/Long: 36.53264803 -95.42092021 LOT 2 AND S 6' LOT 3 BL 6 CHELSEA O T																																																																																																																									
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 Page 2

Lot Data		Square-Foot - NBHD 1195 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.3475		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	15,136.00 x 1.10 = 16,650		
Factor Value			
Adjustments	1.0000		
Lot Value	16,650		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,476 / 1,476
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	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 65

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	84,906	57.52	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	44,570		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	84.63	Total Misc Impr	+	1,267			
Roofing Adj	+ 4.47	Garage Cost	+				
Subfloor Adj	+ 2.22	Total RCN	=	156,277			
Heat/Cool Adj	+ 10.30	Depreciation (71%)	-	110,957			
Plumbing Adj	+ 3.40	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	45,320			
Adj Base Cost	= 105.02	Lot Value	+	16,650			
Total Area	x 1,476	Indicated Value	=	61,970			
Adjusted Cost	= 155,010	Value Per SqFt		41.99			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	45,320		
Lot Value	16,650		
Indicated Value	61,970	41.99	Per SqFt
Agland Value			
Site Improvements	17,823		
Total Value	79,793	54.06	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	63876	12x5		60	21.11		1,267



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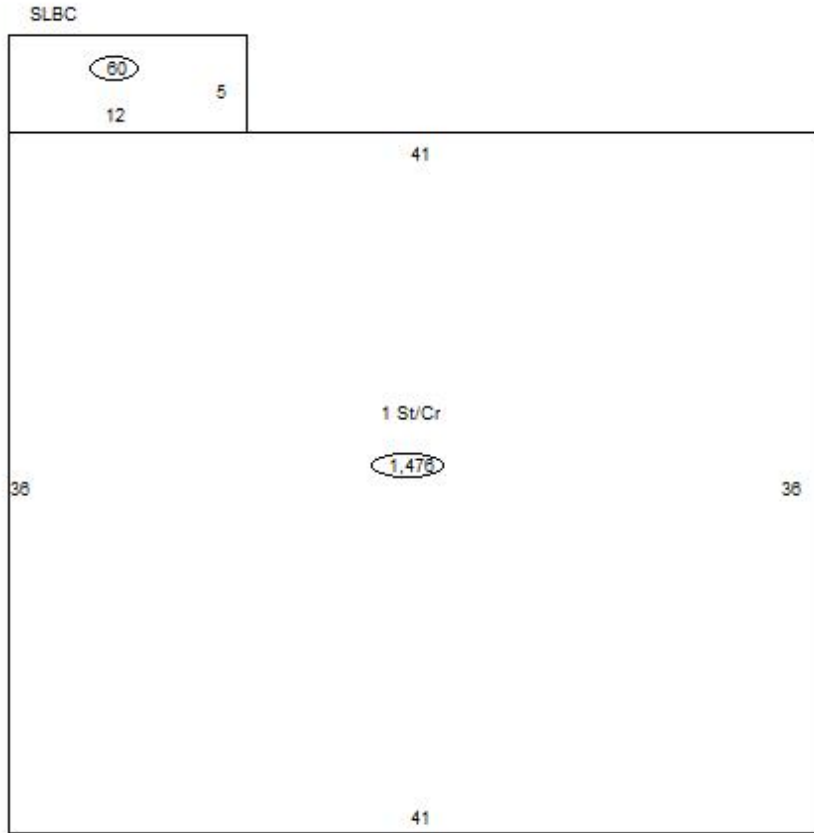
Date 04/16/2026

Time 21:21:17

Page 3

Sketch Image

660026192



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,476	1.000	1,476
2	M	PRCH		10	SLBC	60	1.000	60
Total Building Area						1,476		1,476



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Page 4

660026192

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			704
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 704)		22,021	22,021	12,112	9,909
	UTIL	SHOP BUILDING	0x0x0			460
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 460)		14,389	14,389	6,475	7,914