



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 23:45:53  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660026195 <b>Parcel ID</b> 000000-00-0-30010-006-0004 <b>Cadastral ID</b> 30-24-18-00240 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 2 <b>Tax Area</b> 29 - CHELSEA OT <b>Name ID</b> 340273 PROUT, JAMES & JULIA  18123 E 410 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00306 OAK ST <b>Subdivision</b> CHELSEA O T <b>Lot/Block</b> 0004 / 0006 <b>Parcel Size</b> 1.5 - Lots <b>Sec/Twn/Rng</b> 30 / 24 / 18 / 5 <b>Neighborhood</b> 1195 - R-V02-NE CHELSEA <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.53336594 -95.42060015 ALL OF LOT 4 LESS SWLY 55' BLOCK 6 CHELSEA O T																																																																																																																									
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 Time 23:45:53  
 Page 2

Lot Data	Square-Foot - NBHD 1195 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.1899 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 8,270.00 x 1.10 = 9,097 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 9,097		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	2 - Fair
<b>Quality</b>	1 - Low
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	816 / 816
<b>Style</b>	100% One Story
<b>HVAC</b>	
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	2 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1940 / 86



GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	1 Test
<b>Adusted R</b>	0.8445
<b>Indicated Value</b>	15,475 18.96 Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	8
<b>Indicated Value</b>	28,320 Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	91.08	<b>Total Misc Impr</b>	+	2,384	
<b>Roofing Adj</b>	+ 4.31	<b>Garage Cost</b>	+		
<b>Subfloor Adj</b>	+ 2.67	<b>Total RCN</b>	=	87,020	
<b>Heat/Cool Adj</b>	+ 0.00	<b>Depreciation ( 80%)</b>	-	69,616	
<b>Plumbing Adj</b>	+ 5.66	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	17,404	
<b>Adj Base Cost</b>	= 103.72	<b>Lot Value</b>	+	9,097	
<b>Total Area</b>	x 816	<b>Indicated Value</b>	=	26,501	
<b>Adjusted Cost</b>	= 84,636	<b>Value Per SqFt</b>		32.48	

Value Reconciliation	
<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	17,404
<b>Lot Value</b>	9,097
<b>Indicated Value</b>	26,501 32.48 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	806
<b>Total Value</b>	27,307 33.46 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	63880	22x6		132	18.06		2,384



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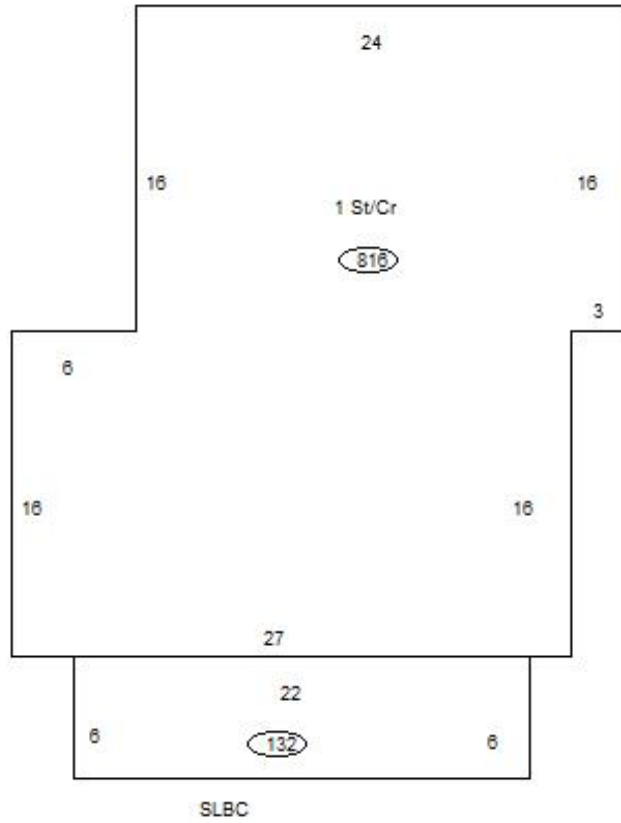
Date 04/16/2026

Time 23:45:53

Page 3

### Sketch Image

660026195



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	816	1.000	816
2	M	PRCH		10	SLBC	132	1.000	132
<b>Total Building Area</b>						816		816



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Page 4

660026195

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	Carport Dirt	24x32x0			768
	Qual 2	Cond 2	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (3.50 x 768)	2,688		2,688	1,882
	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 )				806
	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		
		<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 )				