



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 660026229 Parcel ID 000000-00-0-30010-010-0003 Cadastral ID 30-24-18-00640 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 29 - CHELSEA OT Name ID 4514 BRESHEARS, BESSIE C % JOHN BRESHEARS 121 S ELM ST CHELSEA OK 74016-0000 Parcel Location Situs 00316 CHERRY ST Subdivision CHELSEA O T Lot/Block 0003 / 0010 Parcel Size 1.5 - Lots Sec/Twn/Rng 30 / 24 / 18 / 5 Neighborhood 1195 - R-V02-NE CHELSEA School District S003 - CHELSEA SCHOOLS					<p>660026229 04/30/24</p> <p style="text-align: right;">5/10/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.53513373 -95.42460551 S 75.5' OF LOTS 1-2 & 3 BLOCK 10 CHELSEA O T																																																																																																																									
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Lot Data	Square-Foot - NBHD 1195 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.5141	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	22,395.00 x 1.10 = 24,635	
Factor Value		
Adjustments	1.0000	
Lot Value	24,635	

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,050 / 1,050
Style	100% One Story
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	414 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1955 / 99

Cost Approach		Manual : 01/2025	
Base Cost	94.28	Total Misc Impr	+ 20,172
Roofing Adj	+ 4.25	Garage Cost	+ 10,184
Subfloor Adj	+ 2.49	Total RCN	= 141,446
Heat/Cool Adj	+ 0.00	Depreciation (80%)	- 113,157
Plumbing Adj	+ 4.78	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 28,289
Adj Base Cost	= 105.80	Lot Value	+ 24,635
Total Area	x 1,050	Indicated Value	= 52,924
Adjusted Cost	= 111,090	Value Per SqFt	50.40

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	109,145	103.95	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	70,250 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	28,289		
Lot Value	24,635		
Indicated Value	52,924	50.40	Per SqFt
Agland Value			
Site Improvements	15,056		
Total Value	67,980	64.74	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	63934	28x6		168	20.77		3,489
EPSW	ENCLOSED PORCH - SOLID WALL	115919	26x12		312	53.47		16,683



Rogers

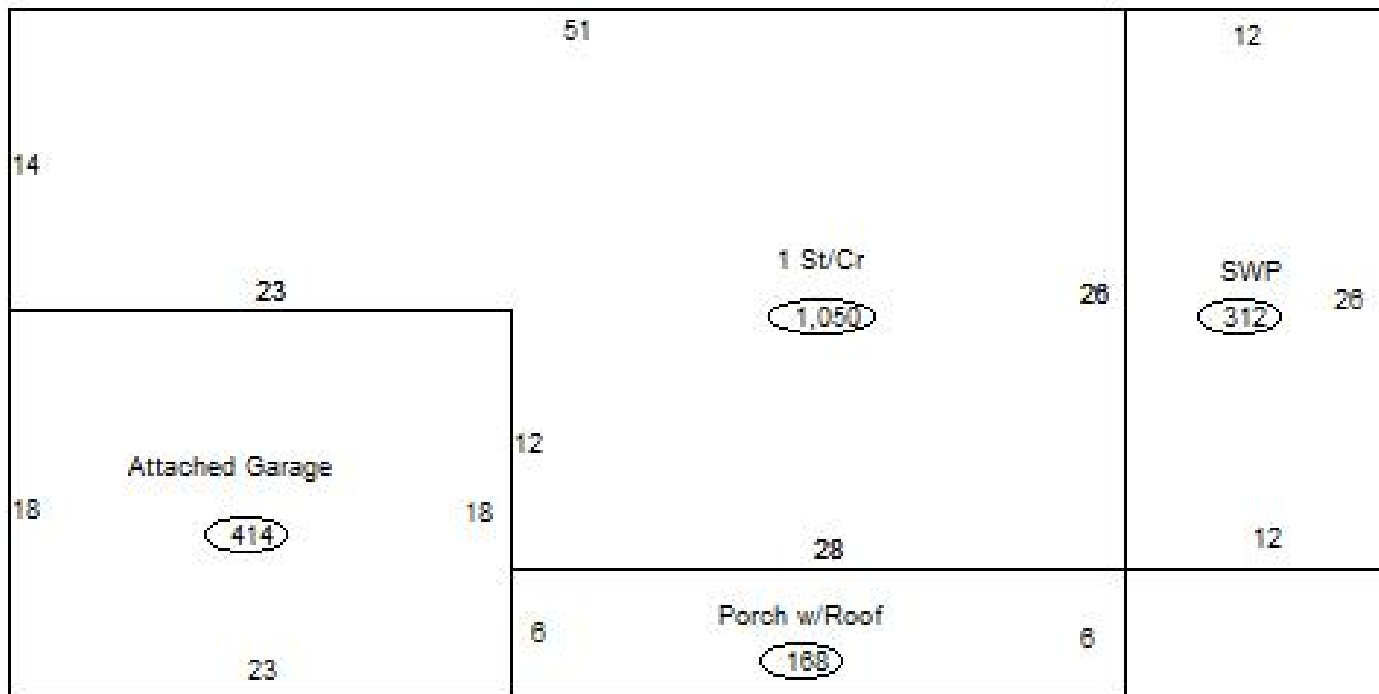
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Sketch Image

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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	1,050	1.000	1,050
2	G	1		13	Attached Garage	414	1.000	414
3	M	PRCH		13	SLBC	168	1.000	168
4	M	EPSW		13	EPSW	312	1.000	312
Total Building Area						1,050		1,050



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,600
	Qual 2	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (9.41 x 1,600)		15,056		15,056		15,056
	CPF	Carport Flat Roof Cf	0x0x0			285
	Qual 2	Cond 1	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (5.25 x 285)		1,496		1,496	1,496	