



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 23:20:13
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Assessment Data					Primary Image																																																																																																																				
Account 660026302 Parcel ID 000000-00-0-30010-017-0001 Cadastral ID 30-24-18-01360 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 29 - CHELSEA OT Name ID 272655 REED, STEPHANIE L 430 W 4TH ST CHELSEA OK 74016-0000 Parcel Location Situs 00430 W 4TH ST Subdivision CHELSEA O T Lot/Block 0001 / 0017 Parcel Size .67 - Lots Sec/Twn/Rng 30 / 24 / 18 / 5 Neighborhood 1195 - R-V02-NE CHELSEA School District S003 - CHELSEA SCHOOLS					<p>660026302 05/07/24</p> <p style="text-align: right;">5/10/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.53888003 -95.43372597 NLY 103' LOT 1 AS MEASURED ON E/L BLOCK 17 CHELSEA O T																																																																																																																									
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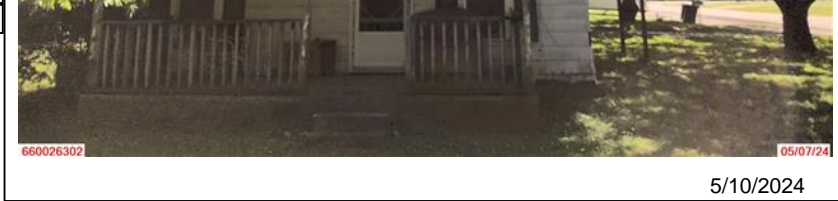
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Lot Data	Square-Foot - NBHD 1195 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.2241 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 9,763.00 x 1.10 = 10,739 Factor Value Adjustments 1.0000 Lot Value 10,739		

Residential Data	
Type	1 Single Family Residence
Condition	1.5 - Low
Quality	2 - Fair
Architecture	
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	961 / 1,857
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 103



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	85,781	46.19	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	57,020		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	34,707		
Lot Value	10,739		
Indicated Value	45,446	24.47	Per SqFt
Agland Value			
Site Improvements			
Total Value	45,446	24.47	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	71.13	Total Misc Impr	+ 6,312				
Roofing Adj	+ 2.26	Garage Cost	+ 0				
Subfloor Adj	+ 1.32	Total RCN	= 173,535				
Heat/Cool Adj	+ 10.30	Depreciation (80%)	- 138,828				
Plumbing Adj	+ 5.04	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 34,707				
Adj Base Cost	= 90.05	Lot Value	+ 10,739				
Total Area	x 1,857	Indicated Value	= 45,446				
Adjusted Cost	= 167,223	Value Per SqFt	24.47				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	64066	10x6		60	21.11		1,267
PRCH	SLAB PORCH - COVERED	64067	10x5		50	21.14		1,057
EPSW	ENCLOSED PORCH - SOLID WALL	146236	12x6		72	55.39		3,988



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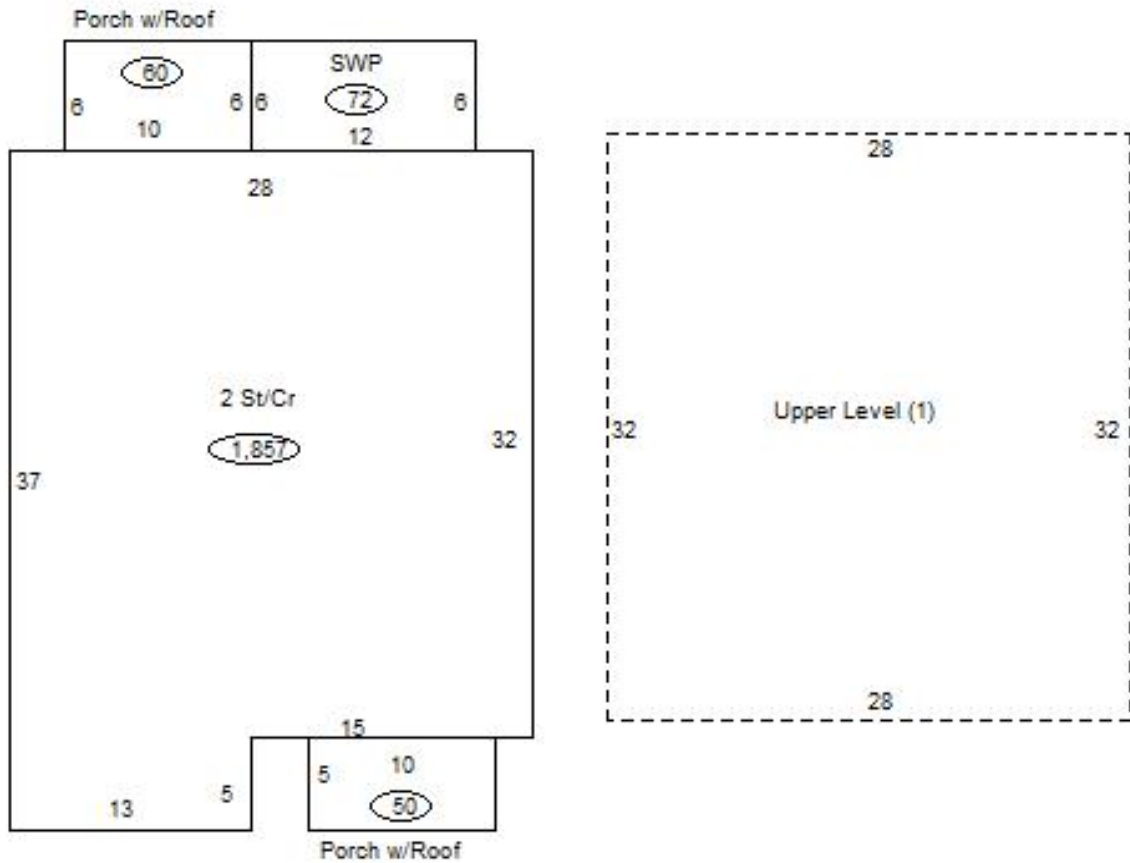
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Sketch Image

660026302



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Crawl	13	2 St/Cr	961	1.932	1,857
2	M	PRCH		13	SLBC	60	1.000	60
3	M	PRCH		13	SLBC	50	1.000	50
4	U	^UL		13	Upper Level (1)	896	1.000	896
5	M	EPSW		13	EPSW	72	1.000	72
Total Building Area						961		1,857



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF Qual 2	DETACHED GARAGE FAIR Cond	0x0x0 Year		Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (16.00 x)						