



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:10:22
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Assessment Data					Primary Image																																																																																																																				
Account 660026305 Parcel ID 000000-00-0-30010-017-0003 Cadastral ID 30-24-18-01380 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 29 - CHELSEA OT Name ID 321097 HUTCHINSON, LISA LARAE 420 W 4TH ST CHELSEA OK 74016-0000 Parcel Location Situs 00420 W 4TH ST Subdivision CHELSEA O T Lot/Block 0003 / 0017 Parcel Size 1.25 - Lots Sec/Twn/Rng 30 / 24 / 18 / 5 Neighborhood 1195 - R-V02-NE CHELSEA School District S003 - CHELSEA SCHOOLS					<p>660026305 05/09/24</p> <p style="text-align: right;">5/10/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.53849549 -95.43314821 WLY 27' OF LOT 4 & ALL OF LOT 3 BLOCK 17 CHELSEA O T																																																																																																																									
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Lot Data		Square-Foot - NBHD 1195 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.4798		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	20,901.00 x 1.10 = 22,991		
Factor Value			
Adjustments	1.0000		
Lot Value	22,991		



Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,245 / 1,245
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1940 / 65

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	56,420 45.32 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	46,090 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	42,801
Lot Value	22,991
Indicated Value	65,792 52.84 Per SqFt
Agland Value	
Site Improvements	674
Total Value	66,466 53.39 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	91.68	Total Misc Impr	+ 7,488
Roofing Adj	+ 4.14	Garage Cost	+
Subfloor Adj	+ 2.38	Total RCN	= 147,588
Heat/Cool Adj	+ 10.30	Depreciation (71%)	- 104,787
Plumbing Adj	+ 4.03	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 42,801
Adj Base Cost	= 112.53	Lot Value	+ 22,991
Total Area	x 1,245	Indicated Value	= 65,792
Adjusted Cost	= 140,100	Value Per SqFt	52.84

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	64073	10x4		40	21.17		847
PRCH	SLAB PORCH - COVERED	64074	327		327	20.31		6,641



Rogers

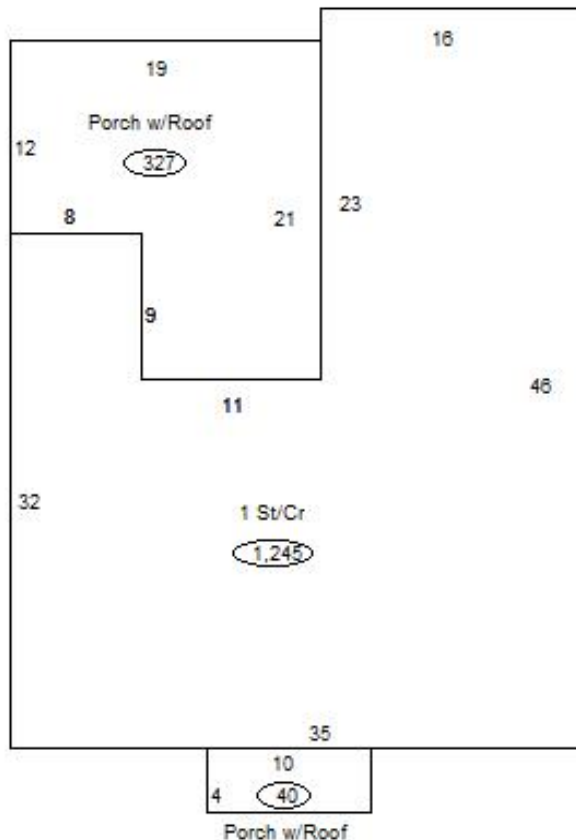
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Sketch Image

660026305



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,245	1.000	1,245
2	M	PRCH		13	SLBC	40	1.000	40
3	M	PRCH		13	SLBC	327	1.000	327
Total Building Area						1,245		1,245



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			480	
	Qual	2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 480)	2,246		2,246	1,572	674