




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:39:36
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Assessment Data					Primary Image																																																																																																															
Account 660026312 Parcel ID 000000-00-0-30010-017-0008 Cadastral ID 30-24-18-01450 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 29 - CHELSEA OT Name ID 305161 FRANCE, CRAIG & STEVIE RHIANNON FRANCE & CARRIGAN GAMMON 405 W 5TH ST CHELSEA OK 74016-0000 Parcel Location Situs 00405 W 5TH ST Subdivision CHELSEA O T Lot/Block 0008 / 0017 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 24 / 18 / 5 Neighborhood 1195 - R-V02-NE CHELSEA School District S003 - CHELSEA SCHOOLS					 <p>660026312_001.JPG 5/10/2024</p>																																																																																																															
Legal Description Lot/Long: 36.53781035 -95.43297652 LOT 8 BLOCK 17 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 0.3506 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 15,271.00 x 1.10 = 16,798 Factor Value Adjustments 1.0000 Lot Value 16,798		 <p>660026312_001.JPG 5/10/2024</p>

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	1,290 / 1,290
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 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	60,483	46.89	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	32,370		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.26	Total Misc Impr	+	6,552			
Roofing Adj	+ 4.19	Garage Cost	+				
Subfloor Adj	+ 2.43	Total RCN	=	141,396			
Heat/Cool Adj	+ 0.76	Depreciation (71%)	-	100,391			
Plumbing Adj	+ 3.89	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	41,005			
Adj Base Cost	= 104.53	Lot Value	+	16,798			
Total Area	x 1,290	Indicated Value	=	57,803			
Adjusted Cost	= 134,844	Value Per SqFt		44.81			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	41,005		
Lot Value	16,798		
Indicated Value	57,803	44.81	Per SqFt
Agland Value			
Site Improvements	2,528		
Total Value	60,331	46.77	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	64088	36x6		216	20.62		4,454
PRCH	SLAB PORCH - COVERED	64089	25x4		100	20.98		2,098



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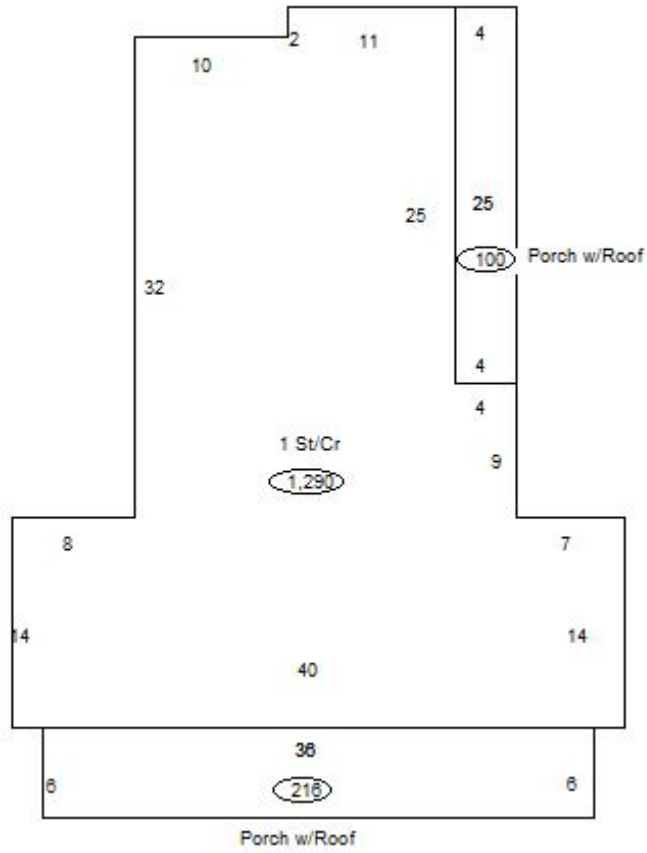
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Sketch Image

660026312



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,290	1.000	1,290
2	M	PRCH		13	SLBC	216	1.000	216
3	M	PRCH		13	SLBC	100	1.000	100
Total Building Area						1,290		1,290



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	18x20x0			360	
	Qual	2	Cond 2	Year	Eff Age 2026		
	Valuation Summary		Modifier Total		RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 360)		5,760		5,760	3,456	2,304
	CP	Carport Dirt	10x16x0			160	
	Qual	2	Cond 2	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (3.50 x 160)		560		560	336	224
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)						