



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 23:39:40
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Assessment Data					Primary Image																																																																																																																				
Account 660026322 Parcel ID 000000-00-0-30010-018-0006 Cadastral ID 30-24-18-01540 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 29 - CHELSEA OT Name ID 344300 THIESSEN, JENNIFER K 416 VINE ST CHELSEA OK 74016-0000 Parcel Location Situs 00416 VINE ST Subdivision CHELSEA O T Lot/Block 0006 / 0018 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 24 / 18 / 5 Neighborhood 1195 - R-V02-NE CHELSEA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.53742015 -95.43194570																																																																																																																									
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Lot Data	Square-Foot - NBHD 1195 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.294 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 12,808.00 x 1.10 = 14,089 Factor Value Adjustments 4.3213 Lot Value 60,883		

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	1,040 / 1,040
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	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	REVITALIZE -
Year/Eff Age	1940 / 23

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	47,142	45.33	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	30,600		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.54	Total Misc Impr	+ 3,245				
Roofing Adj	+ 4.26	Garage Cost	+ 0				
Subfloor Adj	+ 2.50	Total RCN	= 124,322				
Heat/Cool Adj	+ 10.30	Depreciation (33%)	- 41,026				
Plumbing Adj	+ 4.82	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 83,296				
Adj Base Cost	= 116.42	Lot Value	+ 60,883				
Total Area	x 1,040	Indicated Value	= 144,179				
Adjusted Cost	= 121,077	Value Per SqFt	138.63				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	83,296		
Lot Value	60,883		
Indicated Value	144,179	138.63	Per SqFt
Agland Value			
Site Improvements	1,456		
Total Value	145,635	140.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	64098	26x6		156	20.80		3,245



Rogers

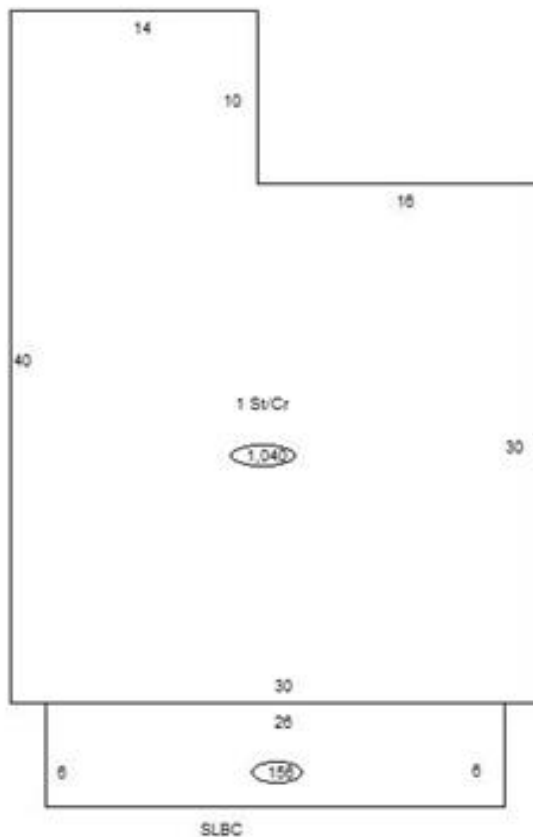
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Sketch Image

660026322



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,040	1.000	1,040
2	M	PRCH		10	SLBC	156	1.000	156
Total Building Area						1,040		1,040



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	14x26x0			364
	Qual	2	Cond 2	Year	Eff Age 2026	
	Valuation Summary Base Cost (16.00 x 364) 5,824		Modifier Total	RCN 5,824	Depr (75% Phys/ % Func) 4,368	RCNLD 1,456
	CP	CARPORT DIRT	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary Base Cost (3.50 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD