



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:10:20
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660026347 Parcel ID 000000-00-0-30010-022-0004 Cadastral ID 30-24-18-01790 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 29 - CHELSEA OT Name ID 339756 BROWN, DONALD DUANE 322 E 4TH CHELSEA OK 74016-0000 Parcel Location Situs 00322 E 4TH ST Subdivision CHELSEA O T Lot/Block 0004 / 0022 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 24 / 18 / 5 Neighborhood 1195 - R-V02-NE CHELSEA School District S003 - CHELSEA SCHOOLS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1195 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.3377		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	14,711.00 x 1.10 = 16,182		
Factor Value			
Adjustments	1.0000		
Lot Value	16,182		



Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	887 / 887
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 / 120

5/10/2024

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	16,411	18.50	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	18,160		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	86.82	Total Misc Impr	+	4,065			
Roofing Adj	+ 4.11	Garage Cost	+				
Subfloor Adj	+ 2.56	Total RCN	=	92,224			
Heat/Cool Adj	+ 0.70	Depreciation (80%)	-	73,779			
Plumbing Adj	+ 5.20	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	18,445			
Adj Base Cost	= 99.39	Lot Value	+	16,182			
Total Area	x 887	Indicated Value	=	34,627			
Adjusted Cost	= 88,159	Value Per SqFt		39.04			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	18,445		
Lot Value	16,182		
Indicated Value	34,627	39.04	Per SqFt
Agland Value			
Site Improvements			
Total Value	34,627	39.04	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	64140	17x5		85	47.82		4,065



Rogers

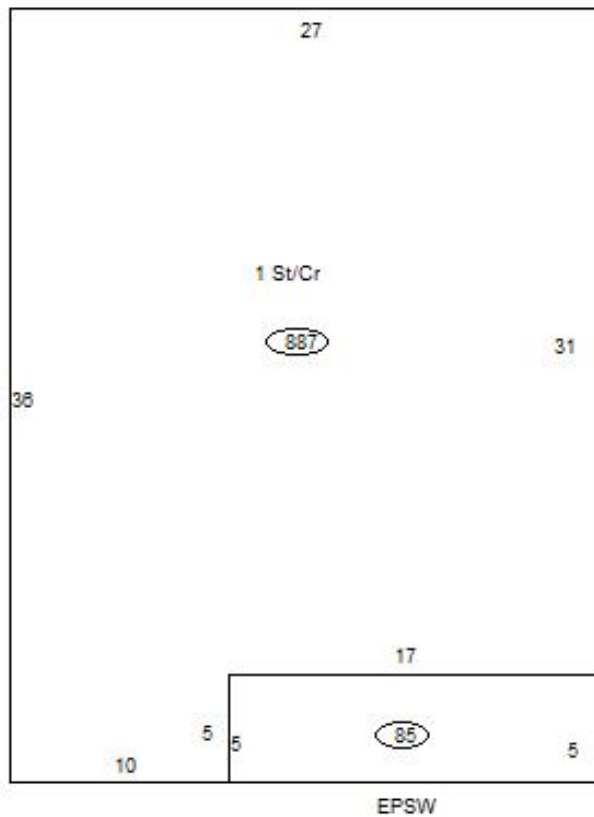
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Sketch Image

660026347



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	887	1.000	887
2	M	EPSW		10	EPSW	85	1.000	85
Total Building Area						887		887