



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																															
Account 660026406 Parcel ID 000000-00-0-30010-030-0021 Cadastral ID 30-24-18-02480 Property Type REAL - Real Property Property Class UCP VI Area 2 Tax Area 29 - CHELSEA OT Name ID 257424 MORRISON, PAT L & WAYNE J MORRISON 19766 E HWY 28 CHELSEA OK 74016-0000 Parcel Location Situs 00251 W 6TH ST Subdivision CHELSEA O T Lot/Block 0021 / 0030 Parcel Size .5 - Lots Sec/Twn/Rng 30 / 24 / 18 / 5 Neighborhood 5001 - TASC 2016 School District S003 - CHELSEA SCHOOLS																																																																																																																				
Legal Description Lat/Long: 36.53569604 -95.43178798 SWLY 83.25' OF LOT 21 BLOCK 30 CHELSEA O T																																																																																																																				
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	2081		
Non-Ag Acres	0.048		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	2,074.00 x 1.25 = 2,593		
Factor Value	0		
Adjustments			
Lot Value	2,593		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	933970
Total Building Area	2,000	Image Date	7/30/2020
Total Base Value	237,520	Name	IMG_0040.JPG
Modifier Value		Description	REVAL 2021
Misc Improvements			
Replacement Cost New	237,520		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	47,504		
Economic Depreciation			
RCNLD (All Sources)	47,504		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	47,504		
Land Value	2,593		
Cost Approach Value	50,097 25.05/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	2,593
Effective Gross Income (EGI)		Total Appraised Value	50,097 25.05/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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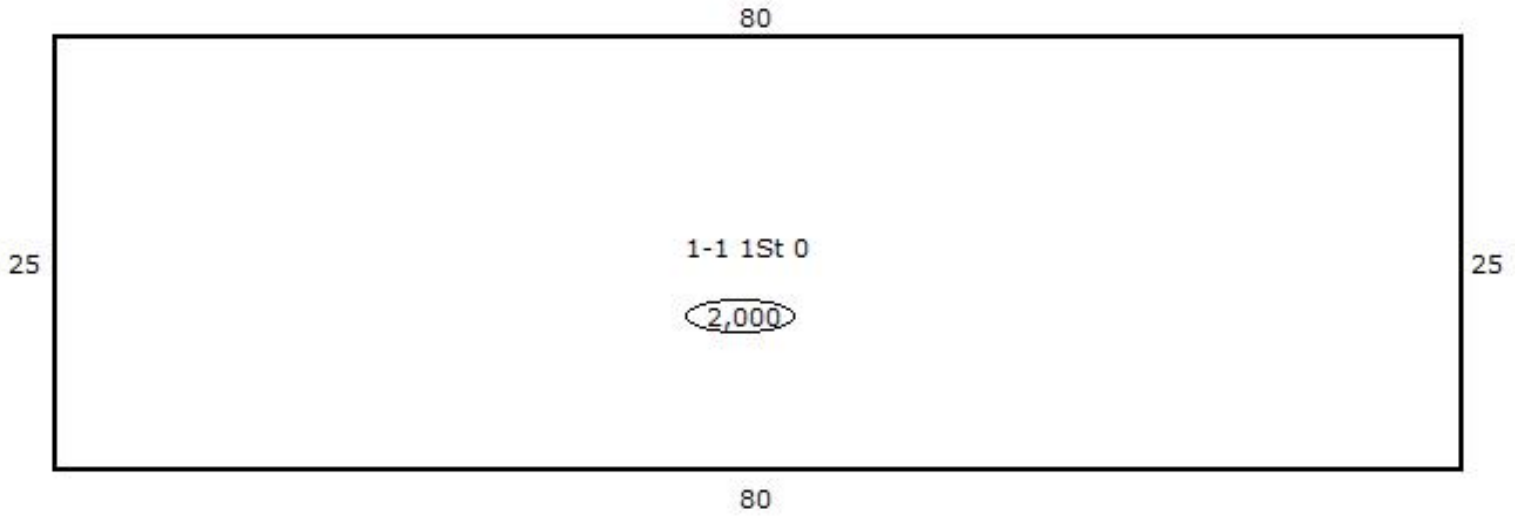
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	350		13	1-1 1St 0	2,000	1.000	2,000
Total Building Area						2,000		2,000



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Parcel ID 000000-00-0-30010-030-0021
Cadastral ID 30-24-18-02480

Tax Area Code 29
Property Class UCP
Owners Name MORRISON, PAT L &

Building Data

Building ID 851
Building Sequence 1
Occupancy 1 350 Restaurant 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,000
Average Perimeter 210
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 1920
Effective Age 90
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 1 - Low
Condition 1 - Low
Exterior Wall
Heating/Cooling 10 - Complete HVAC
Roof Type Flat
Roof Cover

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 84.93
Wall Cost 0.00
HVAC Cost 33.83
Basement Cost 0.00
Total Base Cost 118.76
Total Area 2,000
Base RCN 237,520
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 237,520
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (190,016)
Total RCNLD 47,504
Lump Sums
Total Building Value 47,504 \$ 23.75 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	FR CANOPY- NCV	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x)					
	STF	STG FAIR	0x0x0			
	Qual	2 Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual	2 Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					

Total Site Improvement Value