



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 660026579 Parcel ID 000000-00-0-30010-051-0006 Cadastral ID 30-24-18-04180 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 29 - CHELSEA OT Name ID 2294 PHELPS, THEODORE K LIFE ESTATE 708 VINE CHELSEA OK 74016-0000 Parcel Location Situs 00708 VINE ST Subdivision CHELSEA O T Lot/Block 0006 / 0051 Parcel Size 1.5 - Lots Sec/Twn/Rng 30 / 24 / 18 / 5 Neighborhood 1195 - R-V02-NE CHELSEA School District S003 - CHELSEA SCHOOLS					<p>660026579_001.JPG 5/10/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.53460683 -95.43444700 LOT 6 & S 48' LOT 7 BLOCK 51 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	0.4495	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	19,582.00 x 1.10 = 21,540	
Factor Value		
Adjustments	1.0000	
Lot Value	21,540	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,338 / 1,338
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	456 Carport - Gable Roof
Remodel	RMA -
Year/Eff Age	1945 / 61



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	128,336	95.92	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	97,650 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	100.55	Total Misc Impr	+	24,700	
Roofing Adj	+ 4.64	Garage Cost	+	3,694	
Subfloor Adj	+ 1.21	Total RCN	=	195,336	
Heat/Cool Adj	+ 11.47	Depreciation (65%)	-	126,968	
Plumbing Adj	+ 6.90	Lump Sums	+	3,560	
Basement Adj	+ 0.00	RCNLD	=	71,928	
Adj Base Cost	= 124.77	Lot Value	+	21,540	
Total Area	x 1,338	Indicated Value	=	93,468	
Adjusted Cost	= 166,942	Value Per SqFt		69.86	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	71,928		
Lot Value	21,540		
Indicated Value	93,468	69.86	Per SqFt
Agland Value			
Site Improvements	7,333		
Total Value	100,801	75.34	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	146356	22x10		220	23.50		5,170
EPSW	ENCLOSED PORCH - SOLID WALL	146357	320		320	61.03		19,530
WODC	WOOD DECK - COVERED	146358	76		76	46.84		3,560



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			720
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 720)	11,520		11,520	4,608	6,912
	LT	LEAN-TO	12x20x0			240
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 240)	701		701	280	421