



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 660026587 Parcel ID 000000-00-0-30010-052-0006 Cadastral ID 30-24-18-04270 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 29 - CHELSEA OT Name ID 336470 ANGLIN, HUGH WAYNE JR & GAYLENE DELORIS 707 VINE ST CHELSEA OK 74016-0000 Parcel Location Situs 00707 VINE ST Subdivision CHELSEA O T Lot/Block 0006 / 0052 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 24 / 18 / 5 Neighborhood 1195 - R-V02-NE CHELSEA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.53511699 -95.43502949 E 35' OF S 50' OF LOT 5 & S 50' OF LOT 6 BLOCK 52 CHELSEA O T																																																																																																																									
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Lot Data		Square-Foot - NBHD 1195 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.1558		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	6,785.00 x 1.10 = 7,464		
Factor Value			
Adjustments	1.0000		
Lot Value	7,464		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,575 / 1,575
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	1,575 Total
Garage Type	
Remodel	RMA -
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	95,106	60.38	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	116,140		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.84	Total Misc Impr	+ 13,247				
Roofing Adj	+ 4.47	Garage Cost	+ 0				
Subfloor Adj	+ 1.15	Total RCN	= 243,733				
Heat/Cool Adj	+ 11.47	Depreciation (69%)	- 168,176				
Plumbing Adj	+ 3.55	Lump Sums	+ 0				
Basement Adj	+ 19.86	RCNLD	= 75,557				
Adj Base Cost	= 146.34	Lot Value	+ 7,464				
Total Area	x 1,575	Indicated Value	= 83,021				
Adjusted Cost	= 230,486	Value Per SqFt	52.71				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	75,557		
Lot Value	7,464		
Indicated Value	83,021	52.71	Per SqFt
Agland Value			
Site Improvements	3,840		
Total Value	86,861	55.15	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	64413		231	231	25.94		5,992
PRCH	SLAB PORCH - COVERED	64414		10x9	90	23.99		2,159



Rogers

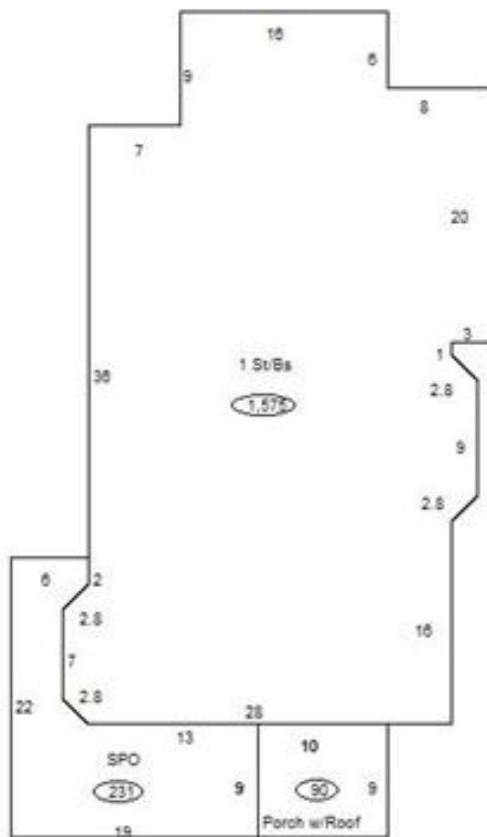
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Basement	13	1 St/Bs	1,575	1.000	1,575
2	M	EPKS		13	Screen Porch	231	1.000	231
3	M	PRCH		13	SLBC	90	1.000	90
Total Building Area						1,575		1,575



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			480
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)		RCNLD
Base Cost (16.00 x 480)		7,680		7,680	3,840	3,840