



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:40:01  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660026621 <b>Parcel ID</b> 000000-00-0-30010-061-0008 <b>Cadastral ID</b> 30-24-18-04620 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 2 <b>Tax Area</b> 29 - CHELSEA OT <b>Name ID</b> 317864 MCCASLIN ENTERPRISES LLC  7432 N 195TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 00923 OLIVE ST <b>Subdivision</b> CHELSEA O T <b>Lot/Block</b> 0008 / 0061 <b>Parcel Size</b> .75 - Lots <b>Sec/Twn/Rng</b> 30 / 24 / 18 / 5 <b>Neighborhood</b> 1195 - R-V02-NE CHELSEA <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.53168493 -95.43426218																																																																																																																									
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Lot Data	Square-Foot - NBHD 1195 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.1926 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 8,391.00 x 1.10 = 9,230 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 9,230		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,064 / 1,064
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	2 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1950 / 57

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	55,404	52.07	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	7		
<b>Indicated Value</b>	26,090		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	91.94	<b>Total Misc Impr</b>	+	1,187			
<b>Roofing Adj</b>	+ 4.16	<b>Garage Cost</b>	+				
<b>Subfloor Adj</b>	+ 2.43	<b>Total RCN</b>	=	121,994			
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 65%)</b>	-	79,296			
<b>Plumbing Adj</b>	+ 4.71	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	42,698			
<b>Adj Base Cost</b>	= 113.54	<b>Lot Value</b>	+	9,230			
<b>Total Area</b>	x 1,064	<b>Indicated Value</b>	=	51,928			
<b>Adjusted Cost</b>	= 120,807	<b>Value Per SqFt</b>		48.80			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	42,698		
<b>Lot Value</b>	9,230		
<b>Indicated Value</b>	51,928	48.80	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	1,382		
<b>Total Value</b>	53,310	50.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	64504	6x4		24	21.22		509
PRCH	SLAB PORCH - COVERED	146368	8x4		32	21.19		678



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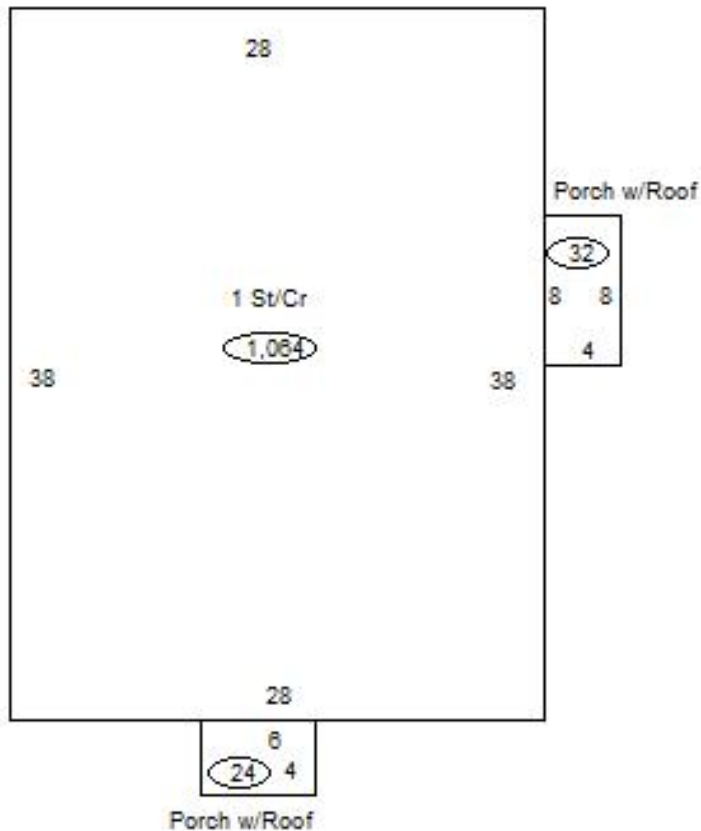
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Sketch Image

660026621



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,064	1.000	1,064
2	M	PRCH		13	SLBC	24	1.000	24
3	M	PRCH		13	SLBC	32	1.000	32
<b>Total Building Area</b>						1,064		1,064



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	24x12x0			288
	Qual 2	Cond 1	Year	Eff Age	2836	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (16.00 x 288)		4,608		4,608	3,226	1,382