



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 660026627 Parcel ID 000000-00-0-30010-061-0014 Cadastral ID 30-24-18-04680 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 29 - CHELSEA OT Name ID 338021 HATCHER, JASON B 814 PINE ST CHELSEA OK 74016-0000 Parcel Location Situs 00814 PINE ST Subdivision CHELSEA O T Lot/Block 0014 / 0061 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 24 / 18 / 5 Neighborhood 1195 - R-V02-NE CHELSEA School District S003 - CHELSEA SCHOOLS					<p>660026627 05/10/24</p> <p style="text-align: right;">5/10/2024</p>																																																																																																																				
Legal Description Lot/Long: 36.53271016 -95.43420987																																																																																																																									
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Lot Data		Square-Foot - NBHD 1195 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.3513		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	15,301.00 x 1.10 = 16,831		
Factor Value			
Adjustments	1.0000		
Lot Value	16,831		



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	1,040 / 1,040
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	1,040 Total
Garage Type	464 Carport - Gable Roof
Remodel	RMA -
Year/Eff Age	1940 / 52

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	100,437	96.57	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	8		
Indicated Value	97,190		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	107.45	Total Misc Impr	+	5,821	
Roofing Adj	+ 4.95	Garage Cost	+	3,758	
Subfloor Adj	+ 1.31	Total RCN	=	167,087	
Heat/Cool Adj	+ 11.47	Depreciation (58%)	-	96,910	
Plumbing Adj	+ 5.37	Lump Sums	+	0	
Basement Adj	+ 20.90	RCNLD	=	70,177	
Adj Base Cost	= 151.45	Lot Value	+	16,831	
Total Area	x 1,040	Indicated Value	=	87,008	
Adjusted Cost	= 157,508	Value Per SqFt		83.66	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	70,177		
Lot Value	16,831		
Indicated Value	87,008	83.66	Per SqFt
Agland Value			
Site Improvements	524		
Total Value	87,532	84.17	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
PRCH	SLAB PORCH - COVERED	64517		30	30	24.17		725



Rogers

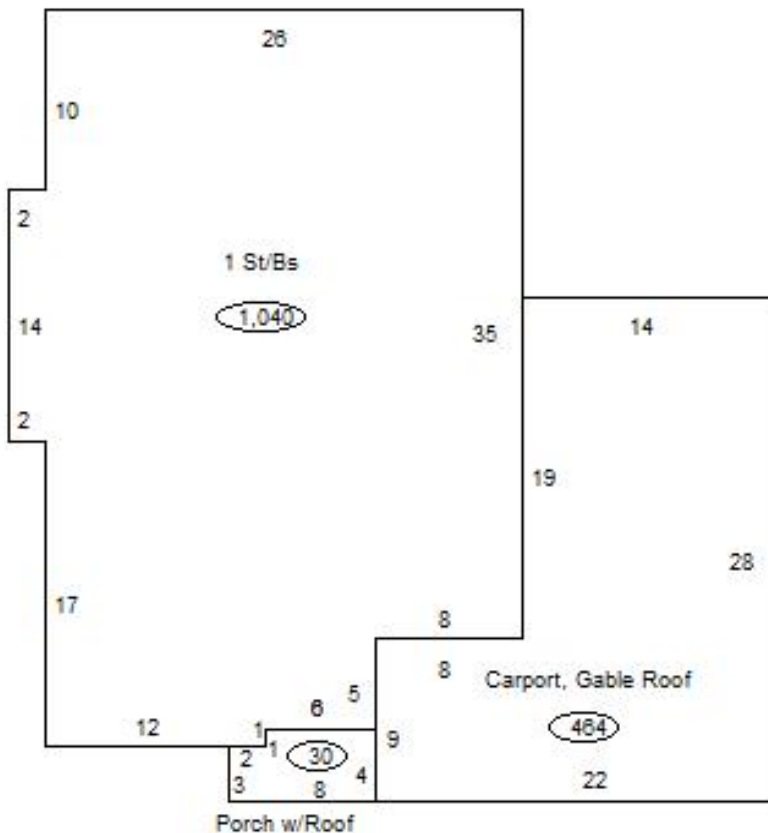
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Sketch Image

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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	1,040	1.000	1,040
2	M	PRCH		13	SLBC	30	1.000	30
3	G	3		13	Carport, Gable Roof	464	1.000	464
Total Building Area						1,040		1,040



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	14x20x0			280	
	Qual	2	Cond	2	Year	Eff Age	2026

Valuation Summary	Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
Base Cost (4.68 x 280)	1,310		1,310	786	524