




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:38:08
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Assessment Data					Primary Image																																																																																																																				
Account 660026702 Parcel ID 000000-00-0-30010-070-0009 Cadastral ID 30-24-18-05440 Property Type REAL - Real Property Property Class UCP VI Area 2 Tax Area 29 - CHELSEA OT Name ID 325045 RICE, BRADLEY WAYNE 1102 WALNUT ST CHELSEA OK 74016-0000 Parcel Location Situs 01102 WALNUT ST Subdivision CHELSEA O T Lot/Block 0009 / 0070 Parcel Size .75 - Lots Sec/Twn/Rng 30 / 24 / 18 / 5 Neighborhood 5001 - TASC 2016 School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.52869860 -95.43397110																																																																																																																									
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	6000		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	6,000.00 x 1.25 = 7,500		
Factor Value	0		
Adjustments	100%		
Lot Value	7,500		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	937884
Total Building Area	1,024	Image Date	8/26/2020
Total Base Value	157,778	Name	IMG_0040.JPG
Modifier Value		Description	REVAL 2021
Misc Improvements			
Replacement Cost New	157,778		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	80,467		
Economic Depreciation			
RCNLD (All Sources)	80,467		
Depreciated Improvements			
Outbuilding Value	19,634		
Total Improvement Value	100,101		
Land Value	7,500		
Cost Approach Value	107,601 105.08/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	19,634
Miscellaneous Income		Land Value	7,500
Effective Gross Income (EGI)		Total Appraised Value	107,601 105.08/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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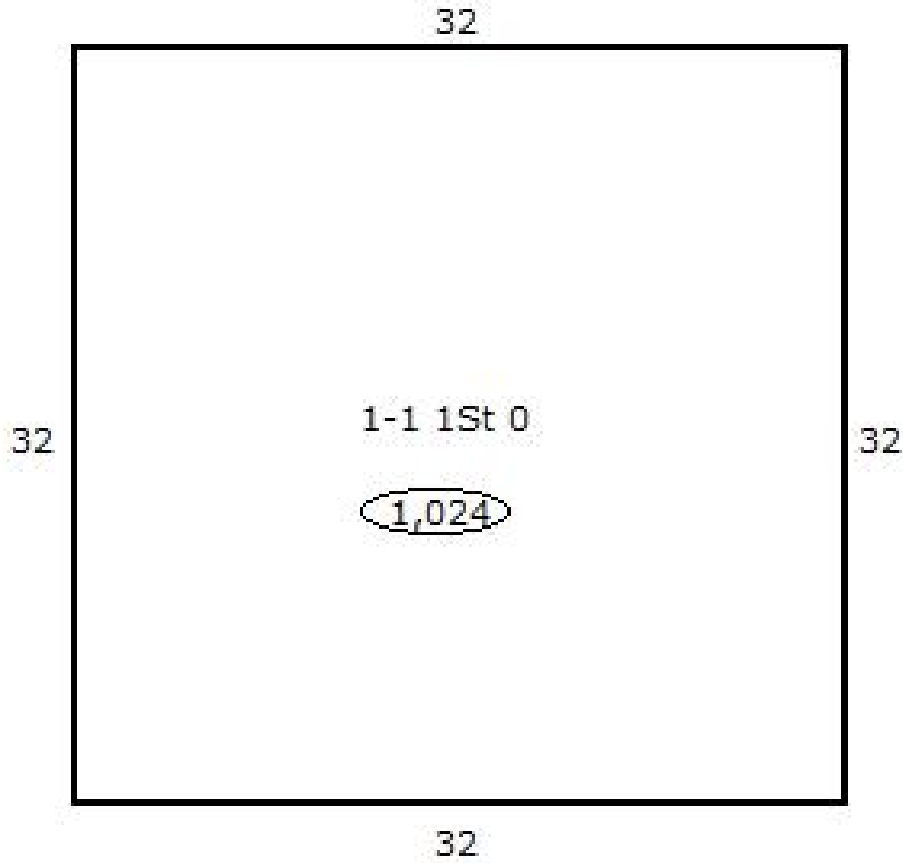
Date 04/18/2026

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Sketch Image

660026702



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	349		13	1-1 1St 0	1,024	1.000	1,024
Total Building Area						1,024		1,024



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Account 660026702
Parcel ID 000000-00-0-30010-070-0009
Cadastral ID 30-24-18-05440

Tax Area Code 29
Property Class UCP
Owners Name RICE, BRADLEY WAYNE

Building Data

Building ID 912
Building Sequence 1
Occupancy 1 349 Fast Food Restaurant 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,024
Average Perimeter 128
Number Of Storys 1.00
Average Wall Ht 9.00
Year Built 1997
Effective Age 19
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 10 - Complete HVAC
Roof Type Gable
Roof Cover Rubber

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 93.90
Wall Cost 22.12
HVAC Cost 38.06
Basement Cost 0.00
Total Base Cost 154.08
Total Area 1,024
Base RCN 157,778
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 157,778
Physical Depreciation 49%
Functional Depreciation
Total Depreciation 49% (77,311)
Total RCNLD 80,467
Lump Sums
Total Building Value 80,467 \$ 78.58 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0			10,976
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (2.74 x 10,976)		30,074	24,059	6,015
	FLV	SF PLASTIC ILL SIGN 3*22	0x0x0			6,600
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 6,600)		6,600	2,310	4,290
	FLV	DBL F PLASTIC ILL SIGN 4*12	0x0x0			8,640
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 8,640)		8,640	3,024	5,616
	FLV	DBL F PLASTIC ILL SIGN 4*6	0x0x0			4,320
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 4,320)		4,320	1,512	2,808
	FLV	MTL SIGHPOLE 10" @ 12'	0x0x0			1,392
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 1,392)		1,392	487	905
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				
Total Site Improvement Value						19,634

