



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:34:57
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Assessment Data					Primary Image																																																																																																																				
Account 660026731 Parcel ID 000000-00-0-30040-002-0001 Cadastral ID 30-24-18-05740 Property Type REAL - Real Property Property Class UCP VI Area 2 Tax Area 29 - CHELSEA OT Name ID 267212 ELLIS, MELVIN C JR & JENNIFER 10615 S 4270 RD CHELSEA OK 74016-5208 Parcel Location Situs 00104 HESTER PL Subdivision GRIGSBY Lot/Block 0001 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 24 / 18 / 5 Neighborhood 5001 - TASC 2016 School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.53801786 -95.42269952										REVAL 2021 7/1/2020																																																																																																															
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	10010		
Non-Ag Acres	0.284		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	12,377.00 x 1.25 = 15,471		
Factor Value	0		
Adjustments			
Lot Value	15,471		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	931965
Total Building Area	2,736	Image Date	7/1/2020
Total Base Value	335,817	Name	IMG_0006.JPG
Modifier Value		Description	REVAL 2021
Misc Improvements			
Replacement Cost New	335,817		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	211,565		
Economic Depreciation			
RCNLD (All Sources)	211,565		
Depreciated Improvements			
Outbuilding Value	432		
Total Improvement Value	211,997		
Land Value	15,471		
Cost Approach Value	227,468		
			83.14/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	432
Miscellaneous Income		Land Value	15,471
Effective Gross Income (EGI)		Total Appraised Value	227,468
Total Expenses			83.14/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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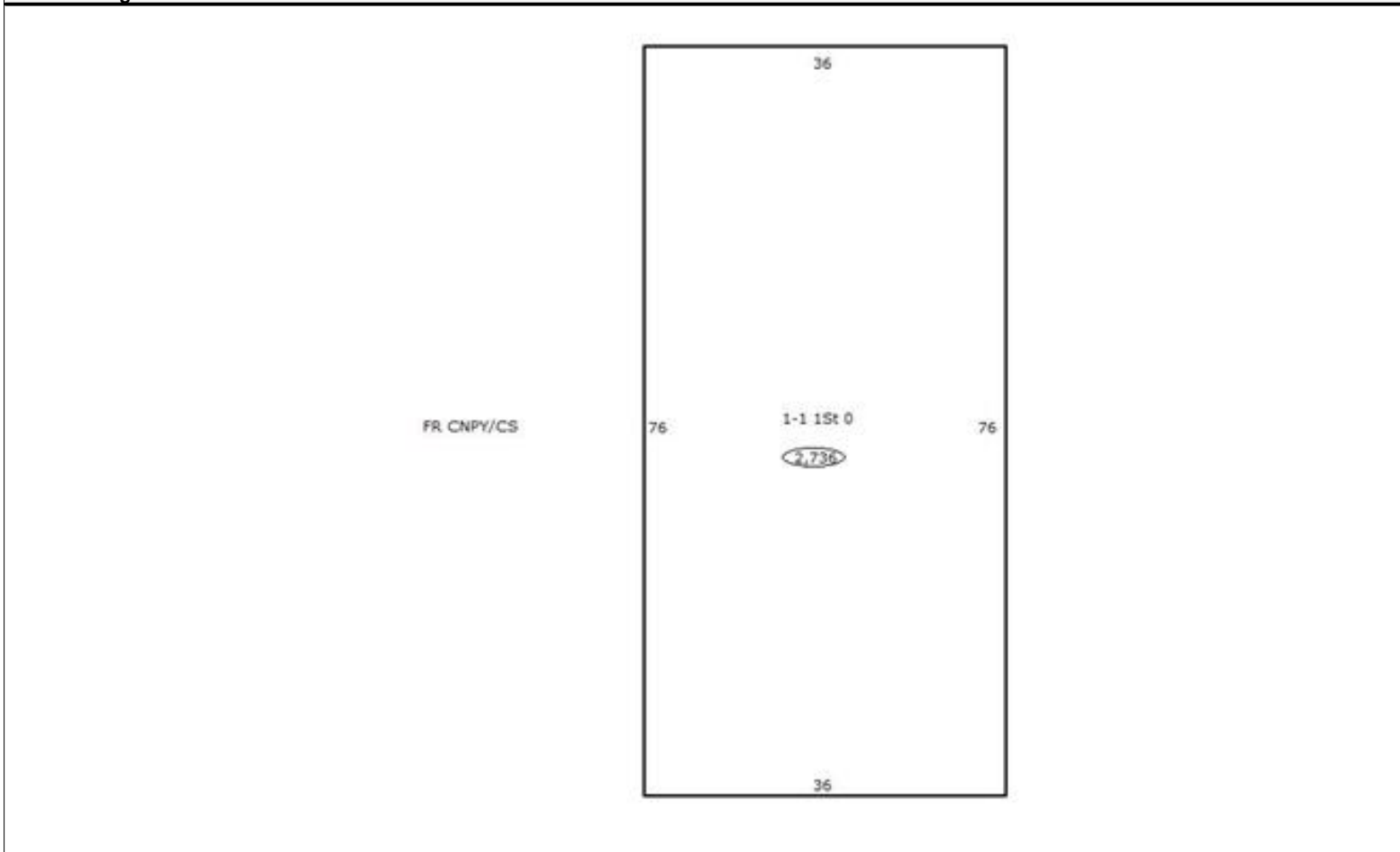
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Sketch Image

660026731



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		13	1-1 1St 0	2,736	1.000	2,736
2	N	0		13	FR CNPY/CS		0.000	
Total Building Area						2,736		2,736



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Parcel ID 000000-00-0-30040-002-0001
Cadastral ID 30-24-18-05740

Tax Area Code 29
Property Class UCP
Owners Name ELLIS, MELVIN C JR & JENNIFER

Building Data

Building ID 626
Building Sequence 1
Occupancy 1 344 Office Building 75%
Occupancy 2 353 Retail Store 25%
Occupancy 3
Total Floor Area 2,736
Average Perimeter 224
Number Of Storys 1.00
Average Wall Ht 13.00
Year Built 1990
Effective Age 23
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover Composition

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 77.06
Wall Cost 31.79
HVAC Cost 13.89
Basement Cost 0.00
Total Base Cost 122.74
Total Area 2,736
Base RCN 335,817
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 335,817
Physical Depreciation 37%
Functional Depreciation
Total Depreciation 37% (124,252)
Total RCNLD 211,565
Lump Sums
Total Building Value 211,565 \$ 77.33 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	FRAME CANOPY 5*6	0x0x0			637
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 637)		637	287	350
	FLV	CONC SLAB 5*6	0x0x0			150
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 150)		150	68	82
Total Site Improvement Value						432