



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	660029871								
Parcel ID	24N17E-34-2-00000-000-0000								
Cadastral ID	34-24-17-00600								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	14 - CHELSEA RURAL								
Name ID	339051								
ORTEGA, IAN									
19305 E 345 RD CHELSEA OK 74016-0000									
Parcel Location									
Situs	19305 E 345 RD								
Subdivision									
Lot/Block	/	Parcel Size	35.45 - Acres						
Sec/Twn/Rng	34 / 24 / 17 / 2								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.52113939 -95.48738795									
S2 NW NW & N2 SW NW LESS E 300' OF THE S/2 NW/4 NW/4									
Building Permits									
Number	Description	Opened	Closed	Amount					
R21	R22-POSS MED MARI GROWER	01/2021	08/2021						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	YINGQIAN LLC	07/19/2022	580,000	WG					
/	MURRAY, LARRY P & BARBARA L	09/25/2020	490,000	WG					
1221/580	MILLER, JILL 1/2 INT &	03/30/2000	65,000	No					
1194/40	MILLER, JILL 1/3 INT &	09/27/1999	0	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	2023	Land Value	2,021	2,021	11%	222	Assessed	41,779 3,457.21	
Year Frozen	0	Improvements	433,536	377,793		41,557	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	435,557	379,814		41,779	Total Taxable	41,779 3,457.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660029871	ORTEGA, IAN	14	387,156	0	40,562	3,357.00		
2024	2024-660029871	ORTEGA, IAN	14	372,487	0	39,381	3,324.00		
2023	2023-660029871	ORTEGA, IAN	14	347,585	0	38,234	3,259.00		
2022	2022-660029871	ORTEGA, IAN	14	341,657	0	36,477	3,086.00		
2021	2021-660029871	YINGQIAN LLC	14	239,028	0	26,293	2,229.00		
2020	2020-660029871	YINGQIAN LLC	14	238,385	1000	22,791	1,933.00		
2019	2019-660029871	MURRAY, LAWRENCE P & BARBARA L	14	231,668	1000	22,098	1,898.00		
2018	2018-660029871	MURRAY, LAWRENCE P & BARBARA L	14	240,971	1000	21,425	1,830.00		
2017	2017-660029871	MURRAY, LAWRENCE P & BARBARA L	14	238,398	1000	20,772	1,781.00		
2016	2016-660029871	MURRAY, LAWRENCE P & BARBARA L	14	233,226	1000	20,138	1,755.00		
2015	2015-660029871	MURRAY, LAWRENCE P & BARBARA L	14	225,263	1000	19,522	1,681.00		
2014	2014-660029871	MURRAY, LAWRENCE P & BARBARA L	14	232,425	1000	18,925	1,686.00		
2013	2013-660029871	MURRAY, LAWRENCE P & BARBARA L	14	218,259	1000	18,345	1,628.00		



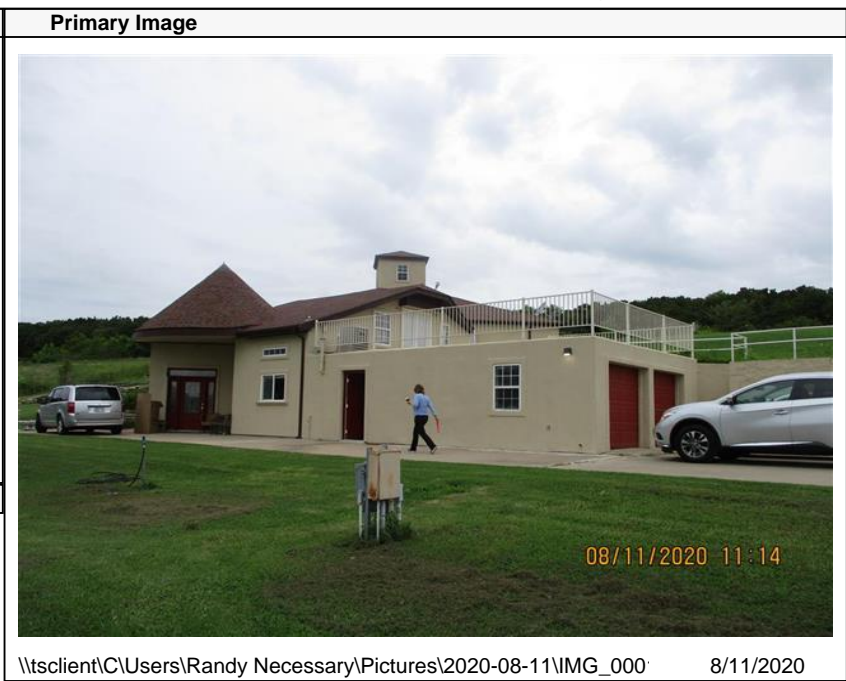
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Lot Data	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,901 / 3,541
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,901
Fixture/RghIn	14 /
Bed/F/H Bath	6 / 3.0 /
Basement Area	
Garage Type	575 Attached Garage - Finished
Remodel	
Year/Eff Age	2007 / 14

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	92.73	Total Misc Impr	+ 9,585
Roofing Adj	+ 3.22	Garage Cost	+ 33,241
Subfloor Adj	+ -2.46	Total RCN	= 455,175
Heat/Cool Adj	+ 15.98	Depreciation (14%)	- 63,724
Plumbing Adj	+ 6.98	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 391,451
Adj Base Cost	= 116.45	Lot Value	+ 391,451
Total Area	x 3,541	Indicated Value	= 391,451
Adjusted Cost	= 412,349	Value Per SqFt	110.55

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	391,451		
Lot Value			
Indicated Value	391,451	110.55	Per SqFt
Agland Value	2,021		
Site Improvements	13,449		
Total Value	406,921	114.92	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2020	1	0.00		
PRCH	Porch	71526	11x7		77	32.29		2,486
FPR1	Fireplace - Residential 1 Story			1	1	7,098.99		7,099



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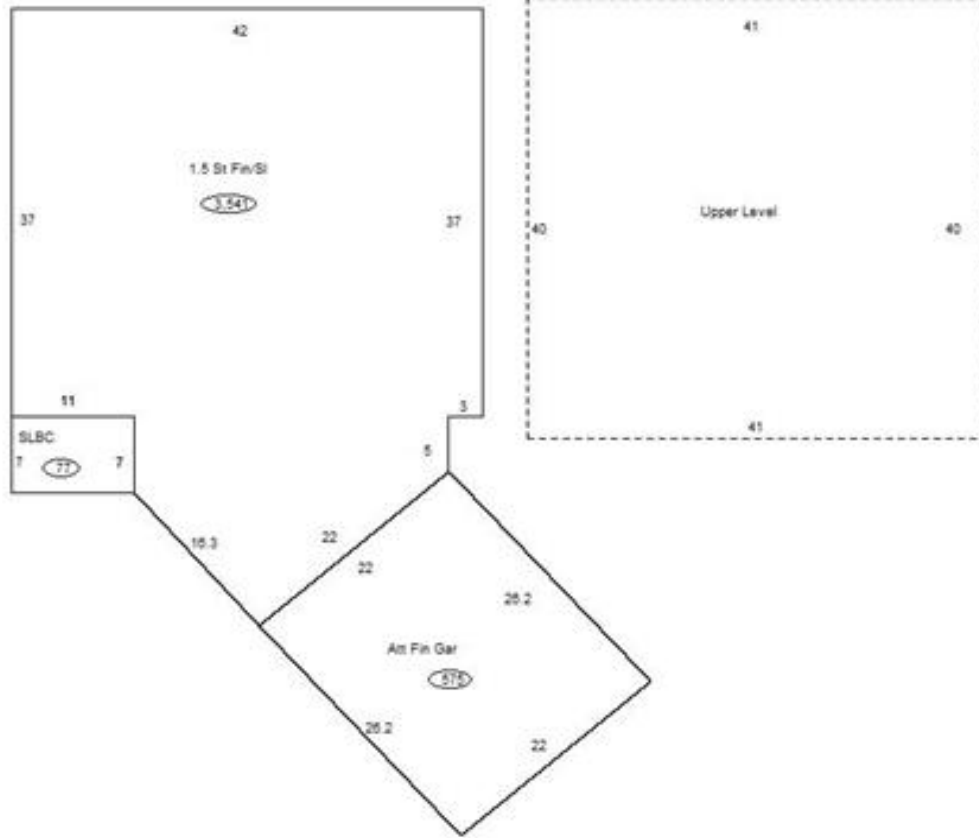
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,901	1.863	3,541
2	G	5		13	Att Fin Gar	575	1.000	575
3	U	^UL	Overhang	13	Upper Level	1,640	1.000	1,640
4	M	PRCH		13	SLBC	77	1.000	77
Total Building Area						1,901		3,541



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	10x16x6	Base	Formed Metal	160	
	Qual	3	Cond 3	Year 2005	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)		RCNLD
	Base Cost (24.37 x 160)		3,899		3,899	2,027	1,872
	BNGP	Barn - General Purpose	38x20x6	Base	Galvanized Metal	760	
	Qual	3	Cond 3	Year 2005	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
	Base Cost (21.30 x 760)		16,188		16,188	5,990	10,198
	LOAF	Loafing Shed	10x10x6	Dirt	Galvanized Metal	100	
	Qual	2	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)		RCNLD
	Base Cost (5.68 x 100)		568		568	335	233
	LOAF	Loafing Shed	30x16x6	Dirt	Formed Metal	480	
	Qual	3	Cond 3	Year 1995	Eff Age 23		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)		RCNLD
	Base Cost (6.82 x 480)		3,274		3,274	2,128	1,146



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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Value Model</p> <p>Value Method</p> <p>Base Lot Value x .00 =</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value</p>	
Cost Approach	
<p>Manual Date 01/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 28,636</p> <p>Total Improvement Value 28,636</p> <p>Land Value</p> <p>Cost Approach Value 28,636</p>	<p>Image Information</p> <p>Image ID 972972</p> <p>Image Date 8/24/2021</p> <p>Name IMG_0001.JPG</p> <p>Description \\tsclient\T\TOM\COMMERCIAL PICS\2021-08-16\IMG_0001.JPG</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 420,087</p> <p>Land Value</p> <p>Total Appraised Value 28,636</p>



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRHC	Greenhouse - Commercial	95x30x8			2,850
Qual	2	Cond 2	Year 2021	Eff Age	5	
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.30 x 2,850)				12,255	6,128	6,127
GRHC	Greenhouse - Commercial		95x30x8			2,850
Qual	2	Cond 2	Year 2021	Eff Age	5	
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.30 x 2,850)				12,255	6,128	6,127
GRHC	Greenhouse - Commercial		60x34x10			2,040
Qual	3	Cond 3	Year	Eff Age	1520	
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (5.91 x 2,040)				12,056	3,617	8,439
GRHC	Greenhouse - Commercial		60x32x10			1,920
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (5.91 x 1,920)				11,347	3,404	7,943
Total Site Improvement Value						28,636



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47		0	7.000	85	85	592	592
TMBR Totals						7.000			592	592
SM	STRIP MINES	NTV PST	10		0	24.720	24	24	593	593
NTV PST Totals						24.720			593	593
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	2.730	224	224	612	612
OKB	OKEMAH SILTY CLAY LOAM 1-	IMP PST	80		0	1.000	224	224	224	224
IMP PST Totals						3.730			836	836
Total Agland						35.450			2,021	2,021