



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 660029878 Parcel ID 24N17E-34-1-00000-000-0000 Cadastral ID 34-24-17-01300 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 342103 MCSPADDEN, PAT & ANN LIVING TRUST 19800 E 345 RD CHELSEA OK 74016-0000 Parcel Location Situs 19800 E 345 RD Subdivision Lot/Block / Parcel Size 220 - Acres Sec/Twn/Rng 34 / 24 / 17 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.51551944 -95.47568149										Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R17</td> <td>R17-NEW SFR</td> <td>08/2016</td> <td>11/2016</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R17	R17-NEW SFR	08/2016	11/2016																																																																																																		
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Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE)	
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	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,806 / 2,185
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,806
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	555 Attached Garage - Finished
Remodel	
Year/Eff Age	2016 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	95.07	Total Misc Impr	+ 21,282
Roofing Adj	+ 4.46	Garage Cost	+ 26,510
Subfloor Adj	+ -2.85	Total RCN	= 311,937
Heat/Cool Adj	+ 14.18	Depreciation (8%)	- 24,955
Plumbing Adj	+ 10.04	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 286,982
Adj Base Cost	= 120.89	Lot Value	+ 286,982
Total Area	x 2,185	Indicated Value	= 286,982
Adjusted Cost	= 264,145	Value Per SqFt	131.34

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	286,982		
Lot Value			
Indicated Value	286,982	131.34	Per SqFt
Agland Value	19,616		
Site Improvements	92,483		
Total Value	399,081	182.65	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	130693	16x16		256	28.05		7,181
PRCH	SLAB PORCH - COVERED	130694	17x8		136	28.48		3,873
PRCH	SLAB PORCH - COVERED	130695	108		108	28.60		3,089
PRCH	SLAB PORCH - COVERED	130696	5x4		20	28.88		578
PRCH	SLAB PORCH - COVERED	130697	3x3		9	28.91		260
FPR1	Fireplace - Residential 1 Story			1	1	6,301.04		6,301



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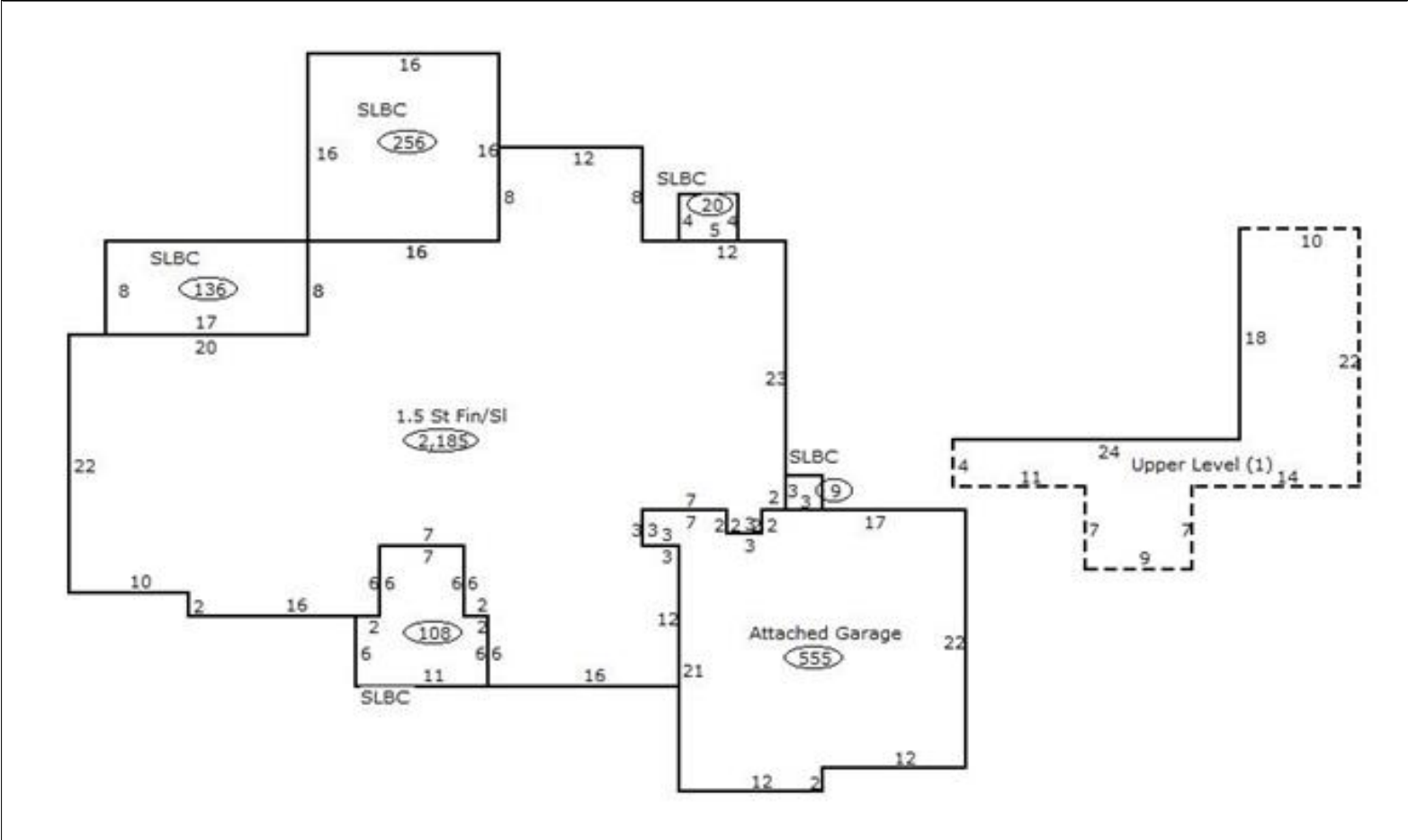
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Sketch Image

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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	1,806	1.210	2,185
2	U	^UL		13	Upper Level (1)	379	1.000	379
3	G	1		13	Attached Garage	555	1.000	555
4	M	PRCH		13	SLBC	256	1.000	256
5	M	PRCH		13	SLBC	136	1.000	136
6	M	PRCH		13	SLBC	108	1.000	108
7	M	PRCH		13	SLBC	20	1.000	20
8	M	PRCH		13	SLBC	9	1.000	9
Total Building Area						1,806		2,185



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS STG FAIR		10x12x6	Dirt	Formed Metal	120
	Qual 2	Cond 3	Year 2018	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
	Base Cost (15.14 x 120)	1,817		1,817	509	1,308
	SHDS STG FAIR		20x12x6	Dirt	Formed Metal	240
	Qual 2	Cond 3	Year 2018	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
	Base Cost (12.34 x 240)	2,962		2,962	829	2,133
	PCPT CARPORT DIRT		20x20x6	Base	Formed Metal	400
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ % Func)	RCNLD
	Base Cost (4.20 x 400)	1,680		1,680	890	790
	BNGP Barn - General Purpose		44x82x8	Base		3,608
	Qual 4	Cond 3	Year 1990	Eff Age 27		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (25.33 x 3,608)	91,391		91,391	50,265	41,126
	BNGP Barn - General Purpose		118x42x8	Base	Galvanized Metal	4,956
	Qual 4	Cond 3	Year 1985	Eff Age 31		
	Valuation Summary		Modifier Total	RCN	Depr (58% Phys/ % Func)	RCNLD
	Base Cost (22.64 x 4,956)	112,204		112,204	65,078	47,126



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			3.476	122	122	425	425
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			12.697	72	72	914	914
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			10.768	144	144	1,551	1,551
DWA	DWIGHT SILT LOAM 0-1% SLO	NTV PST	50			59.339	120	120	7,121	7,121
HC	HECTOR STONY SANDY LOAM	NTV PST	20			74.869	48	48	3,594	3,594
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			7.640	192	192	1,467	1,467
PAA	PARSONS SILT LOAM 0-1% SL	NTV PST	76			1.580	182	182	288	288
RS	ROUGH STONY LAND	NTV PST	20			29.136	48	48	1,399	1,399
VE	VERDIGRIS CLAY LOAM	NTV PST	90			13.226	216	216	2,857	2,857
W	WATER	NTV PST	0			7.269	0	0	0	0
NTV PST Totals						220.000			19,616	19,616
Total Agland						220.000			19,616	19,616