



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 18:04:31
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Assessment Data					Primary Image																																																																																																																				
Account 660030838 Parcel ID 23N17E-35-4-00000-000-0000 Cadastral ID 35-23-17-00700 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 21774 HULS, PAULA & DARRELL F 20813 E 410 RD CHELSEA OK 74016-0000 Parcel Location Situs 20813 E 410 RD Subdivision Lot/Block / Parcel Size 50 - Acres Sec/Twn/Rng 35 / 23 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description W2 E2 SE & SW SE NE. Lat/Long: 36.42776147 -95.45687896																																																																																																																									
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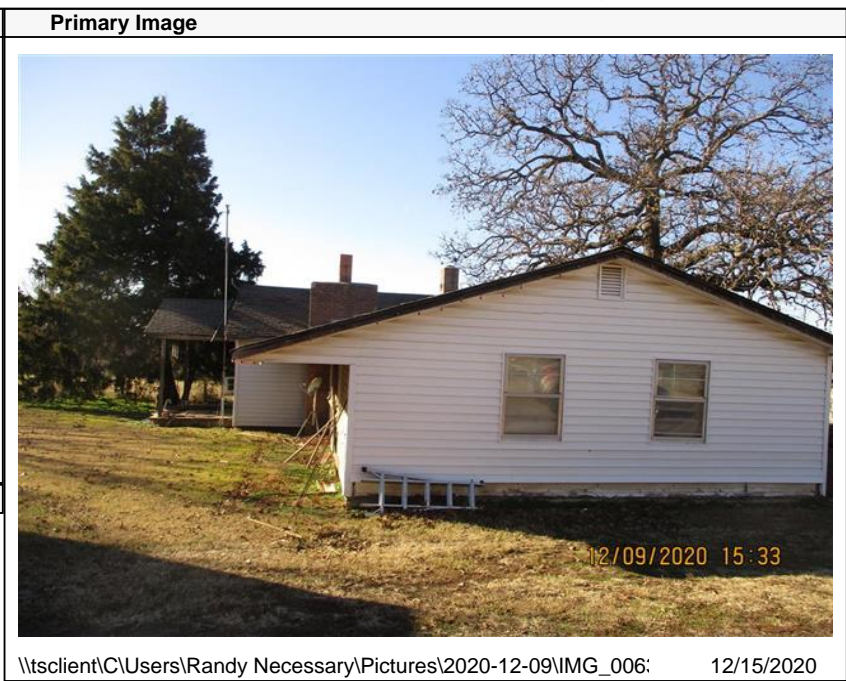
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Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,492 / 1,492
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 50

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	76.09	Total Misc Impr	+ 8,789
Roofing Adj	+ 3.65	Garage Cost	+
Subfloor Adj	+ 2.32	Total RCN	= 141,114
Heat/Cool Adj	+ 1.52	Depreciation (94%)	- 132,647
Plumbing Adj	+ 5.11	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 8,467
Adj Base Cost	= 88.69	Lot Value	+
Total Area	x 1,492	Indicated Value	= 8,467
Adjusted Cost	= 132,325	Value Per SqFt	5.67

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	8,467
Lot Value	
Indicated Value	8,467
Agland Value	4,622
Site Improvements	60,269
Total Value	73,358
	49.17 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	4,211.55		4,212
SHLT	STORM SHELTER	0		1	2001	0.00		
EPSW	ENCLOSED PORCH - SOLID WALL	73073	8x7		56	48.03		2,690
PRCH	SLAB PORCH - COVERED	73074	13x8		104	18.14		1,887



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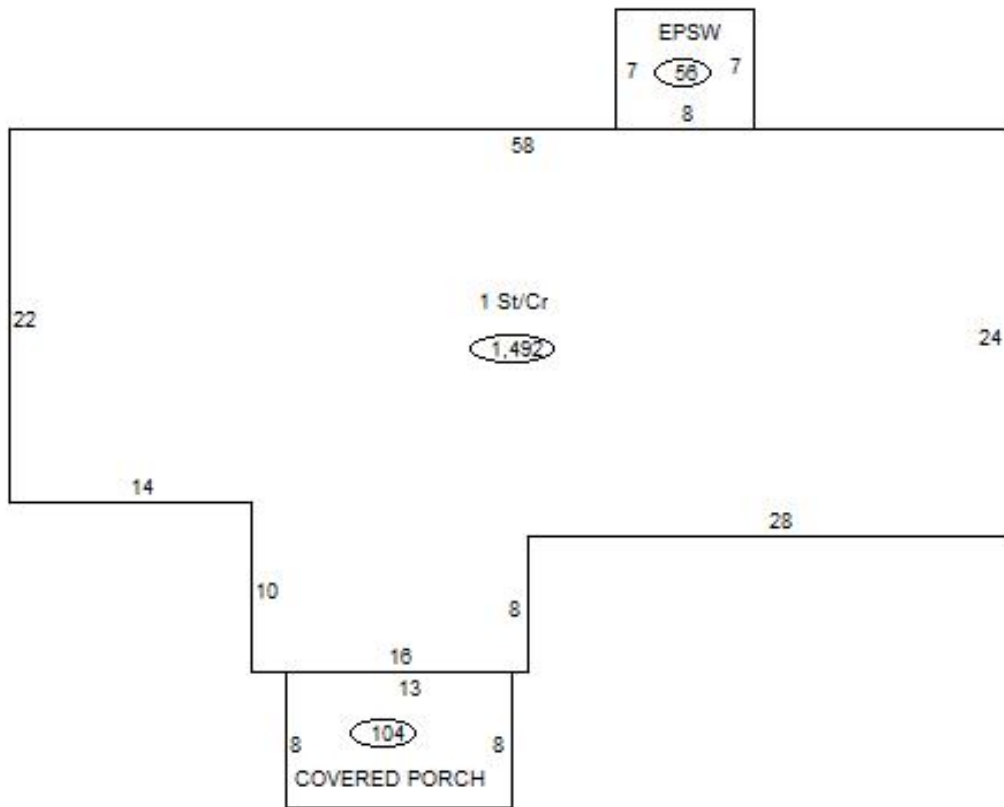
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,492	1.000	1,492
2	M	EPSW		13	EPSW	56	1.000	56
3	M	PRCH		13	COVERED PORCH	104	1.000	104
Total Building Area						1,492		1,492



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - #2	16x40x8	Plank	Formed Metal	640	
	Qual	4	Cond 3	Year 2021	Eff Age 4		
	Interior Finish (Residential)		Finished Area	Fixture Count			21,638
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD	
Base Cost (21.68 x 640)		13,875	21,638	35,513	6,747	28,766	
	SHDS	Shed - Small	10x20x8	Dirt	Formed Metal	200	
	Qual	2	Cond 3	Year 2018	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD	
	Base Cost (12.98 x 200)		2,596	2,596	727	1,869	
	UTIL	SHOP BUILDING	30x40x14	Concrete	Formed Metal	1,200	
	Qual	3	Cond 3	Year 2012	Eff Age 11		
	Valuation Summary		Modifier Total	RCN	Depr (22% Phys/ % Func)	RCNLD	
	Base Cost (31.66 x 1,200)		37,992	37,992	8,358	29,634	



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Rustic Log
Base/Total Area	1,440 / 1,440
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,440
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2015 / 8

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
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Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	107.95	Total Misc Impr	+ 8,645				
Roofing Adj	+ 5.52	Garage Cost	+ 0				
Subfloor Adj	+ -2.26	Total RCN	= 202,498				
Heat/Cool Adj	+ 12.64	Depreciation (8%)	- 16,200				
Plumbing Adj	+ 10.77	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 186,298				
Adj Base Cost	= 134.62	Lot Value	+ 0				
Total Area	x 1,440	Indicated Value	= 186,298				
Adjusted Cost	= 193,853	Value Per SqFt	129.37				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	186,298		
Lot Value			
Indicated Value	186,298	129.37	Per SqFt
Agland Value			
Site Improvements	3,588		
Total Value	189,886	131.87	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	132407	48x6		288	26.03		7,497
PATO	SLAB PORCH - OPEN	148082	10x10		100	11.48		1,148



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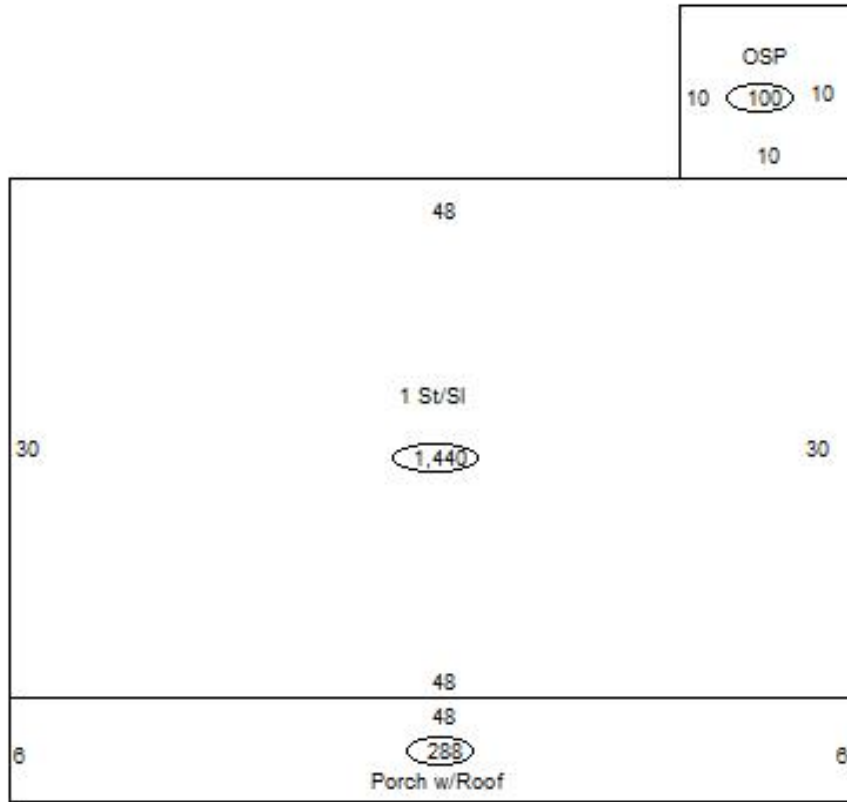
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,440	1.000	1,440
2	M	PRCH		13	SLBC	288	1.000	288
3	M	PATO		13	Open Slab	100	1.000	100
Total Building Area						1,440		1,440



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Plank	Formed Metal	120
	Qual 3	Cond 3	Year 2018	Eff Age 6		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (25.97 x 120)	3,116		3,116	3,116

	LNT0	Lean To - Attached	20x40x10	Dirt	Formed Metal	800
	Qual 3	Cond 3	Year 2018	Eff Age 6		

Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (7.12 x 800)	5,696		5,696	2,108
				3,588



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20			2.500	36	36	90	90
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			13.000	63	63	819	819
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			4.500	85	85	381	381
TMBR Totals						20.000			1,290	1,290
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35			20.000	84	84	1,680	1,680
NTV PST Totals						20.000			1,680	1,680
BDC2	BATES-DENNIS SOILS 3-5% S	IMP PST	59			10.000	165	165	1,652	1,652
IMP PST Totals						10.000			1,652	1,652
Total Agland						50.000			4,622	4,622