



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 660030910 Parcel ID 24N18E-35-2-00000-000-0000 Cadastral ID 35-24-18-00900 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 339905 BALDWIN, LISA RENEE' REVOCABLE LIVING TRUST 5311 S ROBERT GIRTEN RD CHELSEA OK 74016-0000 Parcel Location Situs 26251 E 350 RD Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 35 / 24 / 18 / 2 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.51747322 -95.35734864																																																																																																																									
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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	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,880 / 2,880
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,880
Fixture/RghIn	11 /
Bed/F/H Bath	5 / 2.0 /
Basement Area	
Garage Type	1,064 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

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	106.51	Total Misc Impr	+ 18,034
Roofing Adj	+ 5.69	Garage Cost	+ 38,799
Subfloor Adj	+ -3.27	Total RCN	= 428,785
Heat/Cool Adj	+ 14.18	Depreciation (43%)	- 184,378
Plumbing Adj	+ 6.05	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 244,407
Adj Base Cost	= 129.15	Lot Value	+ 244,407
Total Area	x 2,880	Indicated Value	= 244,407
Adjusted Cost	= 371,952	Value Per SqFt	84.86

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	244,407
Lot Value	
Indicated Value	244,407
Agland Value	9,512
Site Improvements	33,953
Total Value	287,872
	84.86 Per SqFt
	99.96 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	73212	54x6		324	27.83		9,017
PRCH	SLAB PORCH - COVERED	73213	54x6		324	27.83		9,017



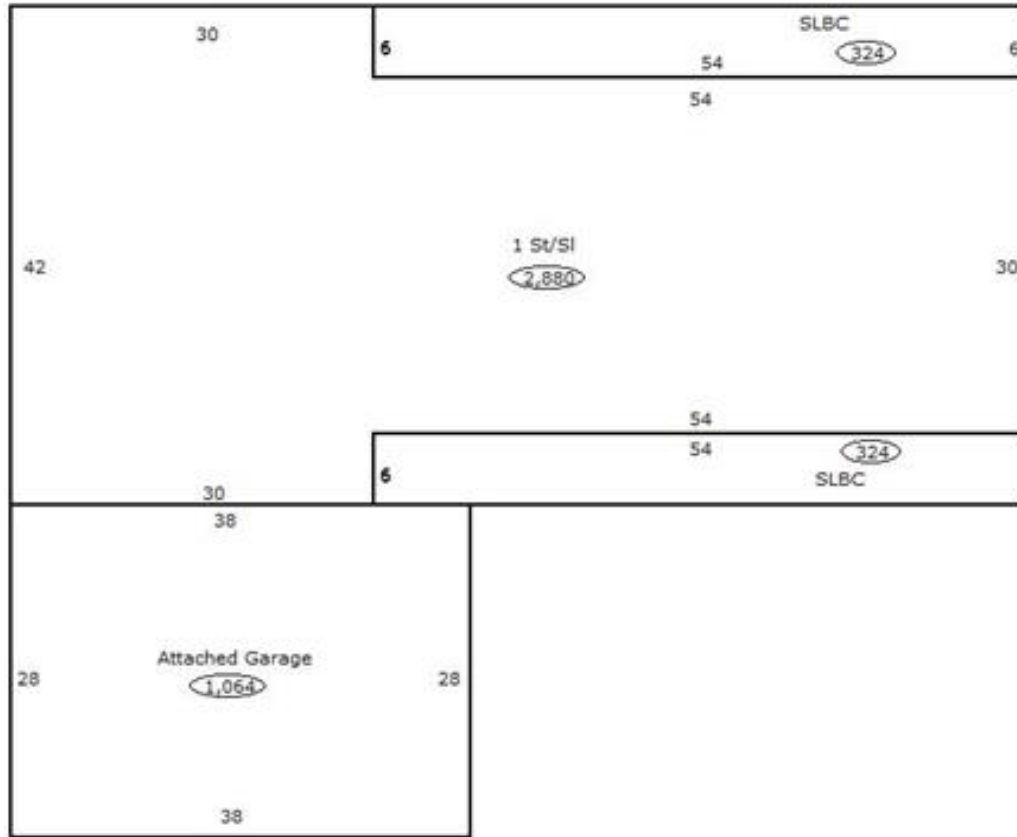
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Sketch Image

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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/SI	2,880	1.000	2,880
2	G	1		13	Attached Garage	1,064	1.000	1,064
3	M	PRCH		13	SLBC	324	1.000	324
4	M	PRCH		13	SLBC	324	1.000	324
Total Building Area						2,880		2,880



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,800
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (9.39 x 1,800)	16,902		16,902	6,761	10,141
	BARN	BARN	0x0x0			4,000
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (8.11 x 4,000)	32,440		32,440	9,732	22,708
	LF	LOAFING SHED	0x0x0			432
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 432)	1,840		1,840	736	1,104
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)	25,000		25,000	25,000	



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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
DNB	DENNIS SILT LOAM 1-3% SLO	TMBR	80	0		1.000	144	144	144	144
HLC	HECTOR-LINKER FINE SANDY	TMBR	35	0		9.000	63	63	567	567
HLC	HECTOR-LINKER FINE SANDY	TMBR	35	0		12.000	63	63	756	756
TMBR Totals						22.000			1,467	1,467
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51	0		17.000	122	122	2,081	2,081
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51	0		3.000	122	122	367	367
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51	0		2.000	122	122	245	245
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60	0		1.000	144	144	144	144
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80	0		21.000	192	192	4,032	4,032
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35	0		14.000	84	84	1,176	1,176
NTV PST Totals						58.000			8,045	8,045
Total Agland						80.000			9,512	9,512