



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 660032111 Parcel ID 23N17E-36-3-00000-000-0000 Cadastral ID 36-23-17-00800 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 309478 CLAUNTS, CHRISTINE MARY & SHERMAN CLAUNTS 21353 E 410 RD CHELSEA OK 74016-0000 Parcel Location Situs 21353 E 410 RD Subdivision Lot/Block / Parcel Size 33 - Acres Sec/Twn/Rng 36 / 23 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.42530999 -95.44663283																																																																																																																									
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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	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	25% Frame, Siding, Wood 75% Masonry, Concrete
Base/Total Area	1,872 / 1,872
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	2 / 1.0 / 1.0
Basement Area	
Garage Type	342 Attached Garage - Finished
Remodel	
Year/Eff Age	1985 / 31

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	97.51	Total Misc Impr	+ 0
Roofing Adj	+ 4.66	Garage Cost	+ 15,229
Subfloor Adj	+ 0.00	Total RCN	= 240,318
Heat/Cool Adj	+ 12.64	Depreciation (39%)	- 93,724
Plumbing Adj	+ 5.43	Lump Sums	+ 8,176
Basement Adj	+ 0.00	RCNLD	= 154,770
Adj Base Cost	= 120.24	Lot Value	+ 154,770
Total Area	x 1,872	Indicated Value	= 154,770
Adjusted Cost	= 225,089	Value Per SqFt	82.68

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	154,770		
Lot Value			
Indicated Value	154,770	82.68	Per SqFt
Agland Value	1,728		
Site Improvements	20,593		
Total Value	177,091	94.60	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	76805	27x12		324	16.99	12%	4,844
WODO	WOOD DECK - OPEN	76806	26x6		156	24.27	12%	3,332



Rogers

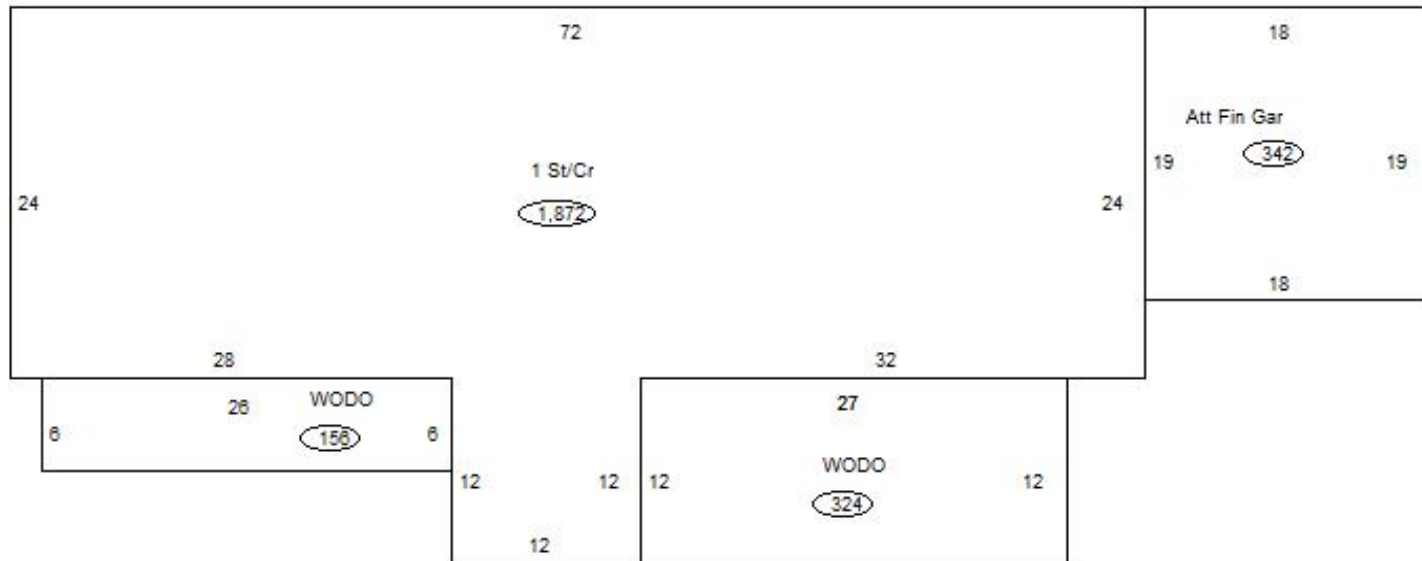
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Sketch Image

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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	1,872	1.000	1,872
2	G	5		13	Att Fin Gar	342	1.000	342
3	M	WODO		13	WODO	324	1.000	324
4	M	WODO		13	WODO	156	1.000	156
Total Building Area						1,872		1,872



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	40x30x8	Concrete	Composition Shingle	1,200
	Qual 3	Cond 3	Year 2005	Eff Age 16		
		Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
		Base Cost (27.24 x 1,200)	32,688	32,688	12,095	20,593



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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		0	9.000	36	36	324	324
HC	HECTOR STONY SANDY LOAM	TMBR	20		0	8.000	36	36	288	288
HLC	HECTOR-LINKER FINE SANDY	TMBR	35		0	11.000	63	63	693	693
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47		0	5.000	85	85	423	423
TMBR Totals						33.000			1,728	1,728
Total Agland						33.000			1,728	1,728