




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 01:09:04
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Assessment Data					Primary Image																																																																																																																				
Account 660054722 Parcel ID 24N17E-25-1-00000-000-0000 Cadastral ID 25-24-17-02310 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 29 - CHELSEA OT Name ID 305719 JOHNSON, FRANK & VICKI TRUSTEES PO BOX 48 CHELSEA OK 74016-0000 Parcel Location Situs 00915 HICKORY ST Subdivision Lot/Block / Parcel Size .49 - Acres Sec/Twn/Rng 25 / 24 / 17 / 1 Neighborhood 4060 - CHELSEA School District S003 - CHELSEA SCHOOLS					 <p>\\tsclient\VRANDY\Photos\2020PIC\2020-06-26\IMG_0024.JPG 7/29/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.53508024 -95.44121424 TR IN NE SW NE, BEG AT INTERSECTION CENTER/L 10TH ST, & W/L HICKORY ST, NELY ALG W/L HICKORY 167.66', N 75-10 W 264.40', S 4 11 W TO PT INTER- SECTION CENTER 10TH ST, SELY TO POB																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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>R14</td> <td>R14-POSS MHLL PER 7/1/13 OTC REPI</td> <td>07/2013</td> <td>09/2013</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R14	R14-POSS MHLL PER 7/1/13 OTC REPI	07/2013	09/2013																																																																																													
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Lot Data	Square-Foot - NBHD 4060 #1	Primary Image
Lot Size Lot Count Units Buildable 0.49 Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 30,323.00 x .56 = 16,981 Factor Value Adjustments 1.0000 Lot Value 16,981		 <p>\\tsclient\VRANDY\Photos\2020PIC\2020-06-26\IMG_0020.JPG 7/29/2020</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,424 / 1,424
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,424
Fixture/RghIn	7 /
Bed/F/H Bath	2 / 1.5 /
Basement Area	
Garage Type	544 Attached Garage - Finished
Remodel	
Year/Eff Age	1994 / 24

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	185,890	130.54	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	96.23	Total Misc Impr	+	5,716	
Roofing Adj	+ 4.39	Garage Cost	+	18,008	
Subfloor Adj	+ -1.18	Total RCN	=	190,375	
Heat/Cool Adj	+ 11.24	Depreciation (32%)	-	60,920	
Plumbing Adj	+ 6.35	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	129,455	
Adj Base Cost	= 117.03	Lot Value	+	16,981	
Total Area	x 1,424	Indicated Value	=	146,436	
Adjusted Cost	= 166,651	Value Per SqFt		102.83	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	129,455		
Lot Value	16,981		
Indicated Value	146,436	102.83	Per SqFt
Agland Value			
Site Improvements	8,692		
Total Value	155,128	108.94	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	78306	4x4		16	23.74		380
PRCH	SLAB PORCH - COVERED	78307	14x9		126	23.37		2,945
PATO	SLAB PORCH - OPEN	129370	20x14		280	8.54		2,391



Rogers

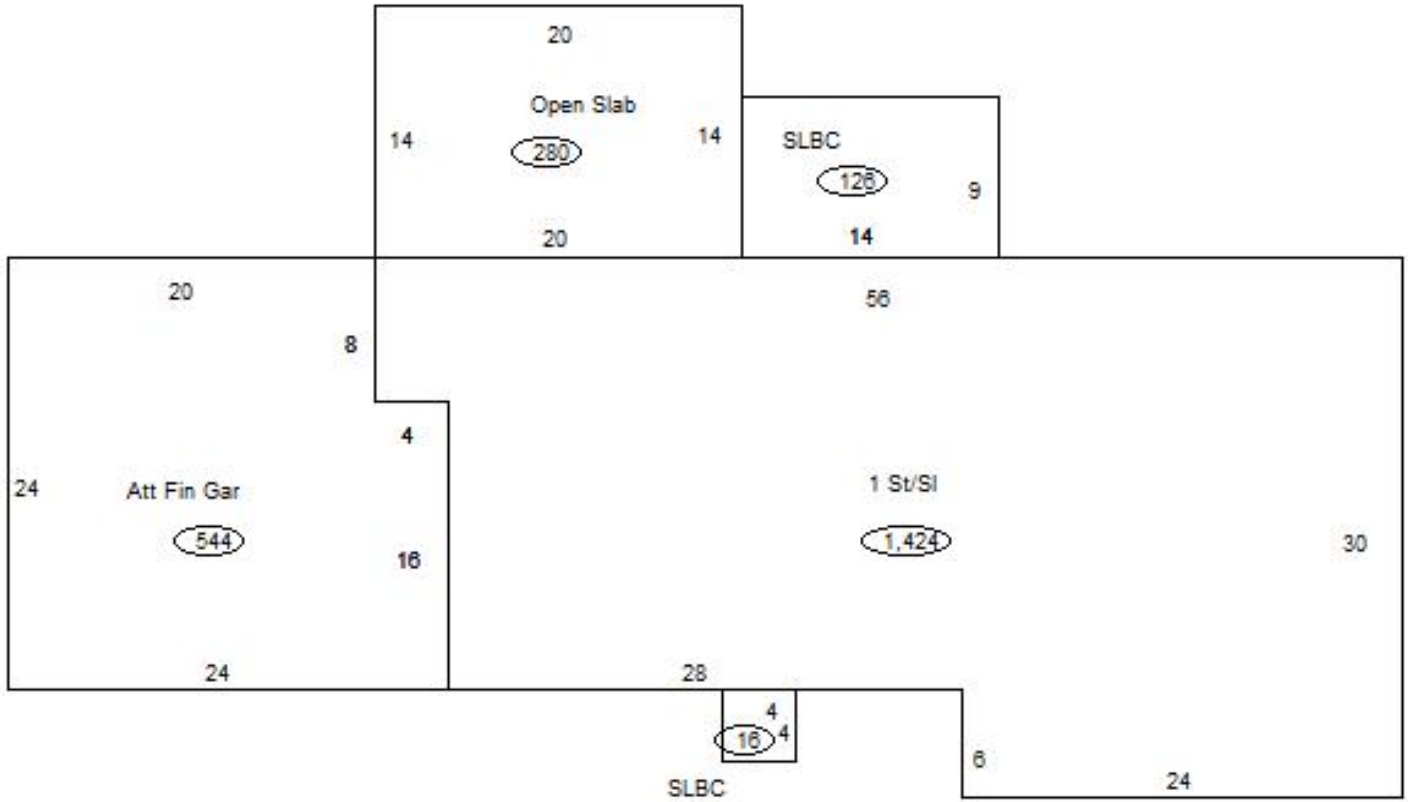
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Sketch Image

660054722



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,424	1.000	1,424
2	G	5		13	Att Fin Gar	544	1.000	544
3	M	PRCH		13	SLBC	16	1.000	16
4	M	PRCH		13	SLBC	126	1.000	126
5	M	PATO		13	Open Slab	280	1.000	280
Total Building Area						1,424		1,424



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPRV	Carport - Portable	20x40x12	Dirt	Formed Metal	800
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD
	Base Cost (7.63 x 800)	6,104		6,104	2,625	3,479
	SHDS	Shed - Small	16x24x6	Base	Composition Shingle	384
	Qual	3.5	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (20.56 x 384)	7,895		7,895	3,632	4,263
	SHDS	Shed - Small	8x12x6	Plank	Composition Shingle	96
	Qual	2.5	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (24.13 x 96)	2,316		2,316	1,366	950



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Lot Data	Primary Image
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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	576 / 576
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	576
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2012 / 11

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	89.16	Total Misc Impr	+ 861	Roofing Adj	+ 4.28	Garage Cost	+ 61,808
Subfloor Adj	+ 0.00	Total RCN	= 19,160	Heat/Cool Adj	+ 4.52	Depreciation (31%)	- 0
Plumbing Adj	+ 7.85	Lump Sums	+ 42,648	Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 105.81	Lot Value	+ 42,648	Total Area	x 576	Indicated Value	= 42,648
		Value Per SqFt	74.04	Adjusted Cost	= 60,947		

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	42,648
Lot Value	
Indicated Value	42,648
Agland Value	74.04 Per SqFt
Site Improvements	
Total Value	42,648
	74.04 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	129372	24x4		96	8.97		861



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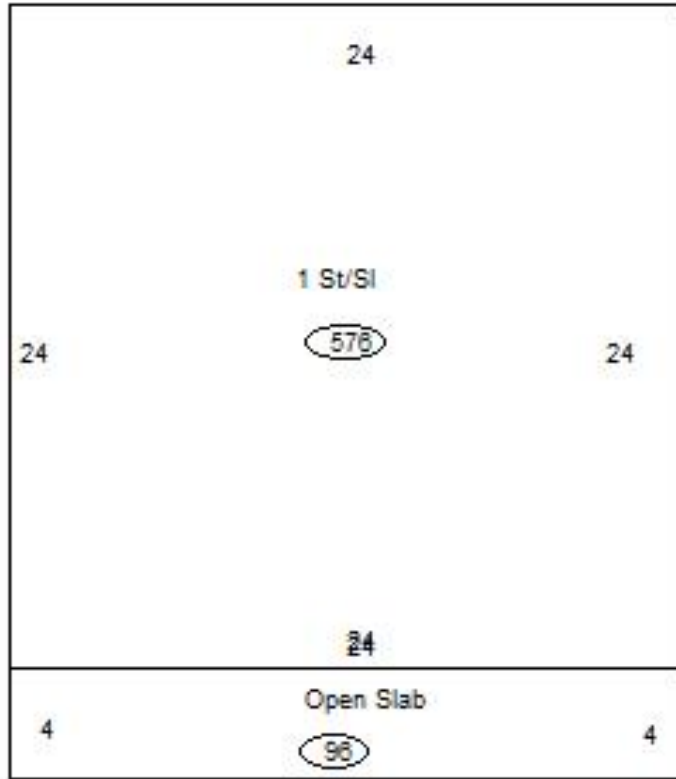
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Sketch Image

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Total Building Area						576		576