



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:38:38
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660062339 Parcel ID 000000-00-0-30015-001-0003 Cadastral ID 25-24-17-05760 Property Type REAL - Real Property Property Class UCP VI Area 2 Tax Area 29 - CHELSEA OT Name ID 261713 GRAY, KENNETH J LIVING TRUST 21571 E 340 RD CHELSEA OK 74016-0000 Parcel Location Situs 21571 E 340 RD Subdivision CHELSEA IND PK Lot/Block 0003 / 0001 Parcel Size 2.48 - Lots Sec/Twn/Rng 25 / 24 / 17 / 5 Neighborhood 5001 - TASC 2016 School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.52606990 -95.44192859										REVAL 2021 3/9/2020																																																																																																															
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	2.48		
Non-Ag Acres	2.437		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	106,148.00 x .78 = 82,890		
Factor Value	0		
Adjustments			
Lot Value	82,890		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	924783
Total Building Area	5,000	Image Date	3/9/2020
Total Base Value	261,950	Name	IMG_0081.JPG
Modifier Value		Description	REVAL 2021
Misc Improvements			
Replacement Cost New	261,950		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	62,868		
Economic Depreciation			
RCNLD (All Sources)	62,868		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	62,868		
Land Value	82,890		
Cost Approach Value	145,758 29.15/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	82,890
Effective Gross Income (EGI)		Total Appraised Value	145,758 29.15/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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Sketch Image

660062339



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		13	1-1 1St 0	5,000	1.000	5,000
Total Building Area						5,000		5,000



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Parcel ID 000000-00-0-30015-001-0003
Cadastral ID 25-24-17-05760

Tax Area Code 29
Property Class UCP
Owners Name GRAY, KENNETH J

Building Data

Building ID 573
Building Sequence 1
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 5,000
Average Perimeter 300
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1987
Effective Age 33
Construction Class 7 - Pre-Engineered Steel Frame
Quality 1 - Low
Condition 1 - Low
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type Gable
Roof Cover

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 37.48
Wall Cost 14.91
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 52.39
Total Area 5,000
Base RCN 261,950
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 261,950
Physical Depreciation 76%
Functional Depreciation
Total Depreciation 76% (199,082)
Total RCNLD 62,868
Lump Sums
Total Building Value 62,868 \$ 12.57 Per SqFt