



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:10:16  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660062350 <b>Parcel ID</b> 24N17E-35-1-00000-000-0000 <b>Cadastral ID</b> 35-24-17-00320 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 14 - CHELSEA RURAL <b>Name ID</b> 17954 JOCHMANS, GLORIA K TRUSTEE  20546 E 340 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 20546 E 340 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 36.4 - Acres <b>Sec/Twn/Rng</b> 35 / 24 / 17 / 1 <b>Neighborhood</b> 4060 - CHELSEA <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.52080134 -95.46148254 W2 W2 NE LESS N 359' E 312.27' THEREOF & LESS N 326.50', E 133 43', W 347.73 N2 NW NE																																																																																																																									
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Lot Data	Units-Buildable - CHELSEA (UNITS BUILDABLE)	Primary Image
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	TRAD TRADITIONAL
Style	78% 1 1/2 Story Finished 22% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,720 / 2,328
Style	78% 1 1/2 Story Finished - 22% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,720
Fixture/RghIn	11 /
Bed/F/H Bath	1 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Finished
Remodel	
Year/Eff Age	1995 / 23

Cost Approach		Manual : 01/2025	
Base Cost	88.68	Total Misc Impr	+ 7,958
Roofing Adj	+ 3.82	Garage Cost	+ 24,587
Subfloor Adj	+ -2.52	Total RCN	= 292,443
Heat/Cool Adj	+ 14.18	Depreciation ( 28%)	- 81,884
Plumbing Adj	+ 7.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 210,559
Adj Base Cost	= 111.64	Lot Value	+
Total Area	x 2,328	Indicated Value	= 210,559
Adjusted Cost	= 259,898	Value Per SqFt	90.45

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	

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	210,559
Lot Value	
Indicated Value	210,559
Agland Value	7,863
Site Improvements	51,478
Total Value	269,900

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2016	1	0.00	
PRCH	SLAB PORCH - COVERED	80592	20x7			140	28.46	3,984
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	129488	21x6			126	31.54	3,974



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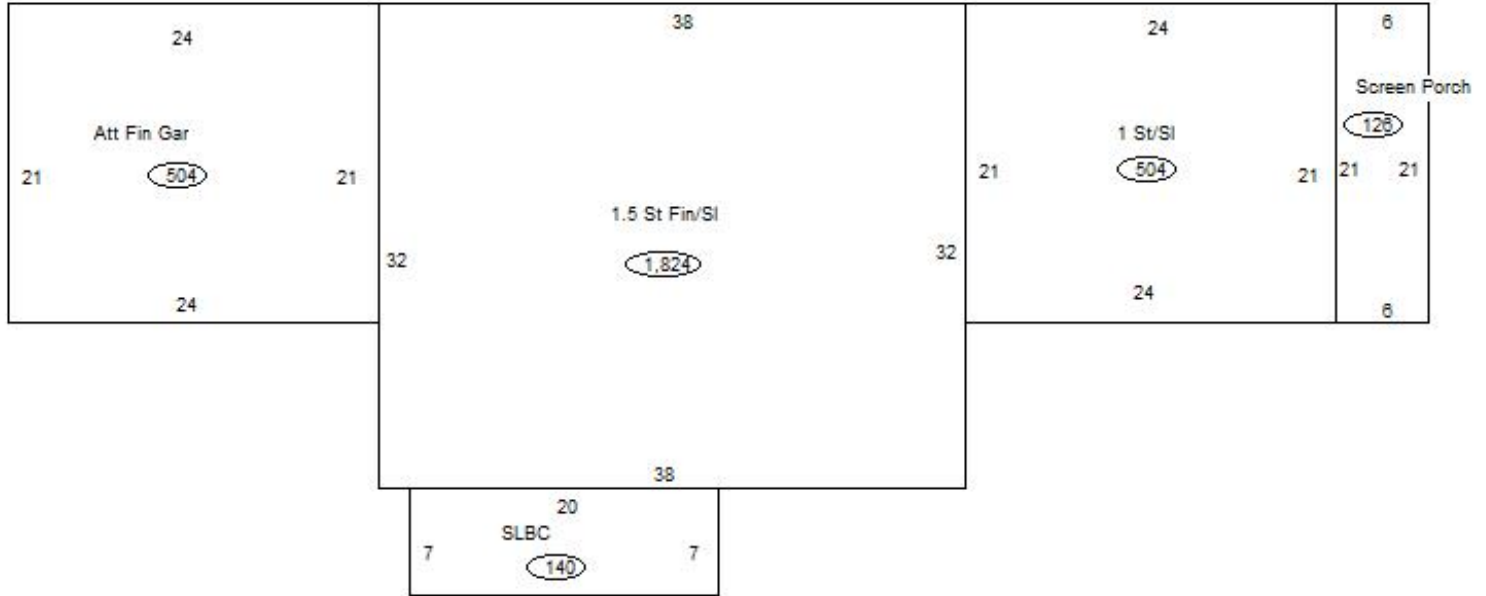
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,216	1.500	1,824
2	G	5		13	Att Fin Gar	504	1.000	504
3	M	PRCH		13	SLBC	140	1.000	140
4	R	1	Slab	13	1 St/Sl	504	1.000	504
5	M	EPKS		13	Screen Porch	126	1.000	126
<b>Total Building Area</b>						<b>1,720</b>		<b>2,328</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	28x11x10	Dirt	Formed Metal	308
	Qual	3.5	Cond 3	Year 2020	Eff Age 5	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.14 x 308)	1,583		1,583	317	1,266
	LOAF	Loafing Shed	12x14x6	Dirt	Formed Metal	168
	Qual	3	Cond 3	Year 2005	Eff Age 16	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.82 x 168)	1,146		1,146	596	550
	CPDT	Carport - Detached	28x11x10	Dirt	Formed Metal	308
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.83 x 308)	2,104		2,104	1,452	652
	UTIL	SHOP BUILDING	63x48x8	Dirt	Formed Metal	3,024
	Qual	2	Cond 3	Year 1995	Eff Age 23	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (18.92 x 3,024)	57,214		57,214	29,751	27,463
	BNGP	Barn - General Purpose	48x24x8	Base	Formed Metal	1,152
	Qual	3	Cond 3	Year 1995	Eff Age 23	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (21.41 x 1,152)	24,664		24,664	12,825	11,839
	EQSH	Equipment Shed	36x24x8	Base	Formed Metal	864
	Qual	3	Cond 3	Year 1995	Eff Age 23	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (23.41 x 864)	20,226		20,226	10,518	9,708



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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	IMP PST	80		0	10.400	224	224	2,330	2,330
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76		0	26.000	213	213	5,533	5,533
<b>IMP PST Totals</b>						36.400			7,863	7,863
<b>Total Agland</b>						36.400			7,863	7,863