



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:49:42
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660073429 Parcel ID 23N17E-14-4-00000-000-0000 Cadastral ID 14-23-17-00420 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 271492 NELSON, GARY D 20805 E 380 RD CHELSEA OK 74016-0000 Parcel Location Situs 20805 E 380 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 14 / 23 / 17 / 4 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>D:\Convert\Photos\660\073\429-02.jpg 2/18/2009</p>																																																																																																																				
Legal Description Lat/Long: 36.46769503 -95.45919743 SE SW SE																																																																																																																									
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Rogers

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Date 04/17/2026
 Time 04:49:42
 Page 2

Lot Data		Square-Foot - NBHD 4050 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	10							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	445,273.00 x .26 = 116,996							
Factor Value								
Adjustments	1.0000							
Lot Value	116,996							
Residential Data				660073429_001.JPG 11/24/2024				
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent 0.00				
Architecture				Indicated Value				
Style				Multiple Regression				
Exterior Wall				MRA Code				
Base/Total Area /				Adusted R				
Style				Indicated Value				
HVAC				Direct Comparables				
Roof Cover				Selection Model 1 Res				
Area on Slab				Adjustment Model A2 AO Test				
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach Cost Approach				
Remodel				Improvements				
Year/Eff Age /				Lot Value 116,996				
Cost Approach		Manual : 01/2025		Indicated Value 116,996 0.00 Per SqFt				
Base Cost	0.00	Total Misc Impr	+ 0	Agland Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Site Improvements 1,031				
Subfloor Adj	+ 0.00	Total RCN	= 0	Total Value 118,027 0.00 Total Value Per SqFt				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 116,996					
Total Area	x	Indicated Value	= 116,996					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



Rogers


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Date 04/17/2026
Time 04:49:42
Page 3

660073429

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	LOAFING SHED	12x20x8	Dirt	Formed Metal	240
	Qual 3	Cond 3	Year 2016	Eff Age 8		
Valuation Summary		Modifier Total		RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (6.82 x 240)		1,637		1,637	606	1,031



Rogers

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Date 04/17/2026
 Time 04:49:42
 Page 4

Lot Data		Primary Image																																														
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value		<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-08-28\IMG_002' 8/28/2020</p>																																														
Residential Data Type 6 Mobile Home 44 x 27 Condition 3 - Average Quality 3 - Average Architecture 6 MS ADJ Style 100% Double Wide Exterior Wall 100% Frame, Siding, Vinyl Base/Total Area 1,231 / 1,231 Style 100% Double Wide HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 0 Fixture/RghIn / Bed/F/H Bath 3 / 2.0 / Basement Area Garage Type Remodel Year/Eff Age 1999 / 20																																																
Cost Approach Manual : 01/2025		GRM Approach GRM Code Gross Rent 0.00 Indicated Value																																														
<table border="1"> <tr> <td>Base Cost</td><td>34.82</td> <td>Total Misc Impr</td><td>+</td><td>0</td> </tr> <tr> <td>Roofing Adj</td><td>+ 2.67</td> <td>Garage Cost</td><td>+</td><td></td> </tr> <tr> <td>Subfloor Adj</td><td>+ 0.00</td> <td>Total RCN</td><td>=</td><td>60,811</td> </tr> <tr> <td>Heat/Cool Adj</td><td>+ 3.45</td> <td>Depreciation (53%)</td><td>-</td><td>32,230</td> </tr> <tr> <td>Plumbing Adj</td><td>+ 8.47</td> <td>Lump Sums</td><td>+</td><td>0</td> </tr> <tr> <td>Basement Adj</td><td>+ 0.00</td> <td>RCNLD</td><td>=</td><td>28,581</td> </tr> <tr> <td>Adj Base Cost</td><td>= 49.40</td> <td>Lot Value</td><td>+</td><td></td> </tr> <tr> <td>Total Area</td><td>x 1,231</td> <td>Indicated Value</td><td>=</td><td>28,581</td> </tr> <tr> <td>Adjusted Cost</td><td>= 60,811</td> <td>Value Per SqFt</td><td></td><td>23.22</td> </tr> </table>		Base Cost	34.82	Total Misc Impr	+	0	Roofing Adj	+ 2.67	Garage Cost	+		Subfloor Adj	+ 0.00	Total RCN	=	60,811	Heat/Cool Adj	+ 3.45	Depreciation (53%)	-	32,230	Plumbing Adj	+ 8.47	Lump Sums	+	0	Basement Adj	+ 0.00	RCNLD	=	28,581	Adj Base Cost	= 49.40	Lot Value	+		Total Area	x 1,231	Indicated Value	=	28,581	Adjusted Cost	= 60,811	Value Per SqFt		23.22	Multiple Regression MRA Code Adjusted R Indicated Value	
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		Direct Comparables Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value																																														
		Value Reconciliation Selected Approach Cost Approach Improvements 28,581 Lot Value Indicated Value 28,581 23.22 Per SqFt Aground Value Site Improvements Total Value 28,581 23.22 Total Value Per SqFt																																														
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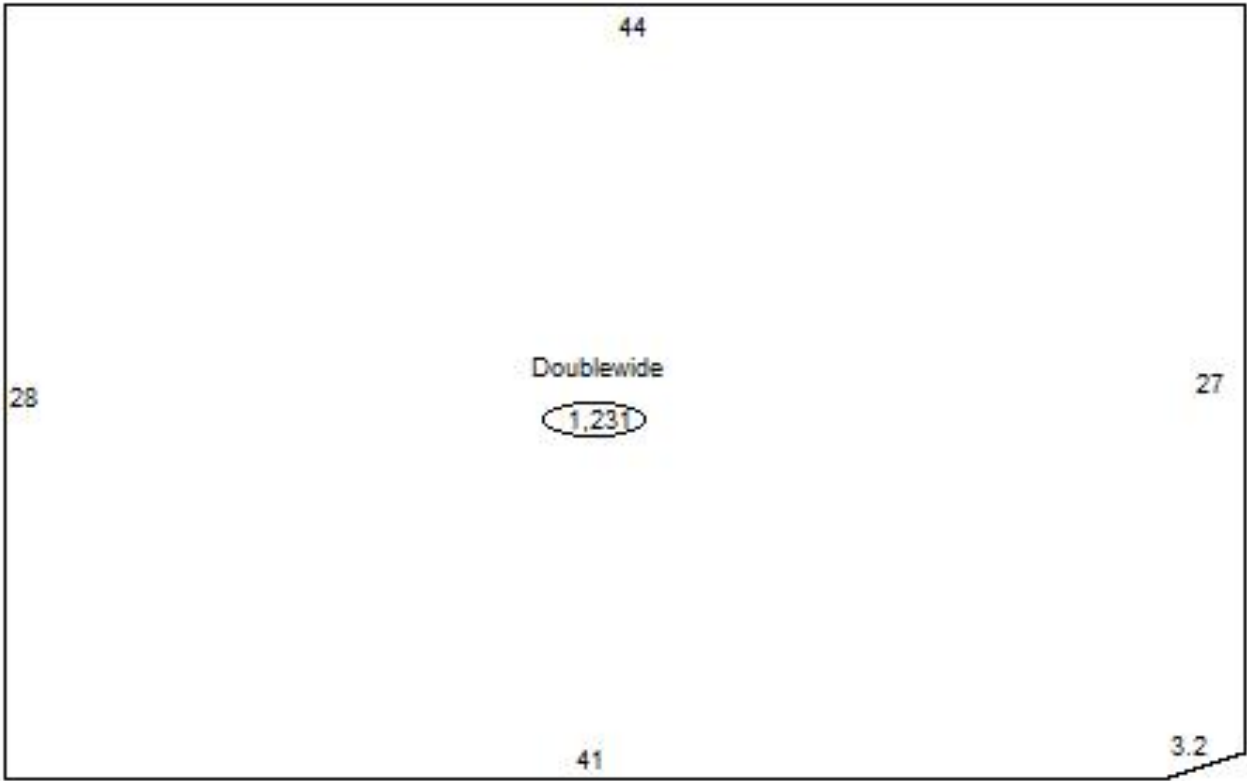
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Date 04/17/2026
Time 04:49:42
Page 5

Sketch Image

660073429



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	1,231	1.000	1,231
Total Building Area						1,231		1,231




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Date 04/17/2026
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 Page 6

Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Value Model</p> <p>Value Method</p> <p>Base Lot Value x .00 =</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value</p>	
Cost Approach	Image Information
<p>Manual Date 01/2025</p> <p>Total Building Area 1,500</p> <p>Total Base Value 127,860</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 127,860</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 115,074</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 115,074</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 115,074</p> <p>Land Value</p> <p>Cost Approach Value 115,074 76.72/SqFt</p>	<p>Image ID 937556</p> <p>Image Date 8/25/2020</p> <p>Name IMG_0014.JPG</p> <p>Description OMMA</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value</p> <p>Total Appraised Value 115,074 76.72/SqFt</p>



Rogers

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Date 04/17/2026
Time 04:49:43
Page 7

Account 660073429
Parcel ID 23N17E-14-4-00000-000-0000
Cadastral ID 14-23-17-00420

Tax Area Code 71
Property Class RR
Owners Name NELSON, GARY D

Building Data

Building ID 4685
Building Sequence 1
Occupancy 1 471 Lt. Commercial Utility Build. 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,500
Average Perimeter 160
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2020
Effective Age 3
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover Metal

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

Building Image



Image Information

Image Name IMG_0014.JPG
Image Date 8/25/2020
Image Name IMG_0014.JPG
Description OMMA

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 36.65
Wall Cost 36.67
HVAC Cost 11.92
Basement Cost 0.00
Total Base Cost 85.24
Total Area 1,500
Base RCN 127,860
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 127,860
Physical Depreciation 10%
Functional Depreciation
Total Depreciation 10% (12,786)
Total RCNLD 115,074
Lump Sums
Total Building Value 115,074 \$ 76.72 Per SqFt