



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																				
<b>Account</b> 660083074 <b>Parcel ID</b> 24N17E-19-2-00000-000-0000 <b>Cadastral ID</b> 19-24-17-00912 <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> 346525 LEACH, CHESTER L & KATHEY D LEACH  1561 N 4200 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 04780 S 4190 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 38.97 - Acres <b>Sec/Twn/Rng</b> 19 / 24 / 17 / 2 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS					<p>660083074 06/10/24</p> <p style="text-align: right;">6/13/2024</p>																																																																																				
<b>Legal Description</b> Lat/Long: 36.54397954 -95.54047402 E 19.23 ACRES OF GOV'T LOT 3, AND THE SW 10 ACRES OF GOV'T LOT 3, AND THE NE 9.74 ACRES OF GOV'T LOT 4																																																																																									
<b>Exemptions</b>					<b>Building Permits</b>																																																																																				
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<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																																																																																
2025	2025-660083074	LEACH, CHESTER L &			14	23,229	0	1,045	86.00																																																																																
2024	2024-660083074	LEACH, CHESTER L &			14	9,229	0	1,015	86.00																																																																																
2023	2023-660083074	LEACH, CHESTER L &			14	9,229	0	1,015	87.00																																																																																
2022	2022-660083074	LEACH, CHESTER L &			14	9,229	0	1,015	86.00																																																																																
2021	2021-660083074	LEACH, CHESTER L &			14	9,229	0	1,015	86.00																																																																																
2020	2020-660083074	LEACH, CHESTER L &			14	19,712	0	2,165	184.00																																																																																
2019	2019-660083074	LEACH, CHESTER L &			14	19,107	0	2,102	181.00																																																																																
2018	2018-660083074	LEACH, CHESTER L &			14	19,712	0	2,168	185.00																																																																																
2017	2017-660083074	DICKS, SUMMER ANN			14	33,552	0	2,390	205.00																																																																																
2016	2016-660083074	DICKS, SUMMER ANN &			14	21,096	0	2,320	202.00																																																																																
2015	2015-660083074	DICKS, SUMMER ANN &			14	20,808	0	2,289	197.00																																																																																
2014	2014-660083074	DICKS, SUMMER ANN &			14	20,808	0	2,289	204.00																																																																																
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<b>Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE)</b>	
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	



<b>Residential Data</b>	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

<b>GRM Approach</b>	
GRM Code	
Gross Rent	0.00
Indicated Value	

<b>Multiple Regression</b>	
MRA Code	
Adjusted R	
Indicated Value	

<b>Direct Comparables</b>	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
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	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

<b>Value Reconciliation</b>	
Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	8,729
Site Improvements	14,000
Total Value	22,729 0.00 Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PFS	PORTABLE FRAME STRUCTURE	20x20x12			400
	Qual	Cond	Year	2024	Eff Age	

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (35.00 x 400)	14,000		14,000	14,000



PFS	PORTABLE FRAME STRUCTURE	12x28x0			336	
Qual	3	Cond 3	Year	2016	Eff Age	8

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (35.00 x 336)	11,760		11,760	11,760



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<b>Lot Data</b> - CHELSEA FOYIL RURAL (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



<b>Residential Data</b>	
Type	6 Mobile Home 80 x 16
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Lap
Base/Total Area	1,280 / 1,280
Style	100% Single Wide
HVAC	
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1996 / 27

<b>GRM Approach</b>	
GRM Code	
Gross Rent	0.00
Indicated Value	

<b>Multiple Regression</b>	
MRA Code	
Adusted R	
Indicated Value	

<b>Direct Comparables</b>	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	33.04	Total Misc Impr	+ 0
Roofing Adj	+ 2.54	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 54,387
Heat/Cool Adj	+ 0.00	Depreciation ( 63%)	- 34,264
Plumbing Adj	+ 6.91	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 20,123
Adj Base Cost	= 42.49	Lot Value	+ 0
Total Area	x 1,280	Indicated Value	= 20,123
Adjusted Cost	= 54,387	Value Per SqFt	15.72

<b>Value Reconciliation</b>			
Selected Approach	Correlated Value		
Improvements	500		
Lot Value			
Indicated Value	500	0.39	Per SqFt
Agland Value			
Site Improvements			
Total Value	500	0.39	Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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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	13		10	Singlewide	1,280	1.000	1,280
<b>Total Building Area</b>						1,280		1,280



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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
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80			38.970	224	224	8,729	8,729
<b>IMP PST Totals</b>						38.970			8,729	8,729
<b>Total Agland</b>						38.970			8,729	8,729