



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 07:28:34  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660086481 <b>Parcel ID</b> 24N17E-31-4-00000-000-0000 <b>Cadastral ID</b> 31-24-17-00710 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 14 - CHELSEA RURAL <b>Name ID</b> 305452 GONZALEZ-MANCHA, JESUS &  KAREN LYNN RAHN 16803 E 350 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 16803 E 350 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 7.45 - Acres <b>Sec/Twn/Rng</b> 31 / 24 / 17 / 4 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.51133419 -95.53167377																																																																																																																									
<b>Legal Description</b> W 491.73' OF E 817.79' OF S/2 SW/4 SE/4.					<b>Building Permits</b> <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Date 04/18/2026  
Time 07:28:34  
Page 2

Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	7.45	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	324,841.00 x .26 = 83,767	
Factor Value		
Adjustments	1.0000	
Lot Value	83,767	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	10 / 864
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1941 / 64



\\tsclient\C\Users\Randy Necessary\Pictures\2020-08-06\IMG\_002' 8/6/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	51,617	59.74	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	87.25	Total Misc Impr	+	6,890	
Roofing Adj	+ 0.06	Garage Cost	+		
Subfloor Adj	+ 0.03	Total RCN	=	88,650	
Heat/Cool Adj	+ 1.62	Depreciation ( 70%)	-	62,055	
Plumbing Adj	+ 5.67	Lump Sums	+	6,257	
Basement Adj	+ 0.00	RCNLD	=	32,852	
Adj Base Cost	= 94.63	Lot Value	+	83,767	
Total Area	x 864	Indicated Value	=	116,619	
Adjusted Cost	= 81,760	Value Per SqFt		134.98	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	32,852		
Lot Value	83,767		
Indicated Value	116,619	134.98	Per SqFt
Agland Value			
Site Improvements	13,873		
Total Value	130,492	151.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2012	1	0.00	
EPSW	ENCLOSED PORCH - SOLID WALL	105464	16x8			128	53.83	6,890
WODC	WOOD DECK - COVERED	146098	22x8			176	35.55	6,257



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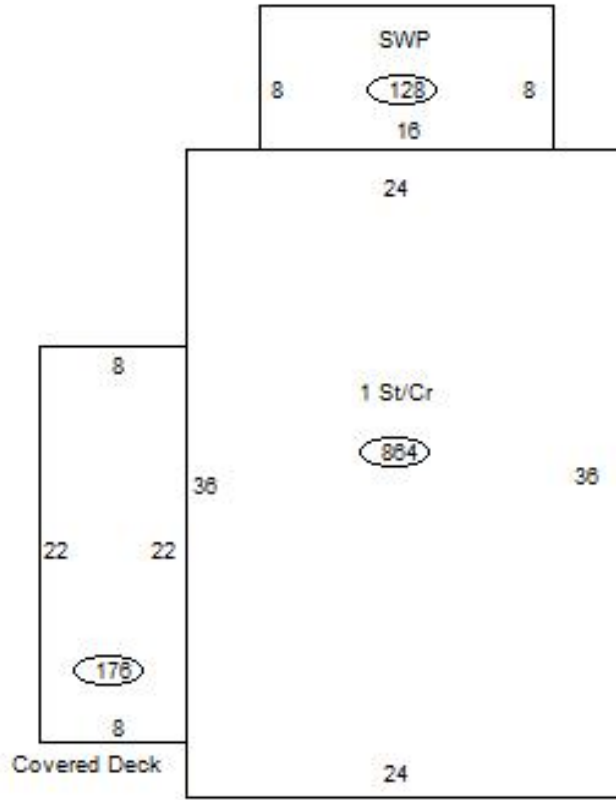
Date 04/18/2026

Time 07:28:34

Page 3

### Sketch Image

660086481



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	864	1.000	864
2	M	EPSW		13	EPSW	128	1.000	128
3	M	WODC		13	WODC	176	1.000	176
<b>Total Building Area</b>						<b>864</b>		<b>864</b>



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Page 4

660086481

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	14x26x8	Base	Composition Shingle	364	
	Qual	3	Cond 3	Year 1995	Eff Age 23		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (19.79 x 364)	7,204		7,204	4,683	2,521
	BNGP	Barn - General Purpose	34x72x8	Dirt	Galvanized Metal	2,448	
	Qual	2	Cond 2	Year 1995	Eff Age 31		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (75% Phys/ 0% Func)</b>	<b>RCNLD</b>	
		Base Cost (18.55 x 2,448)	45,410		45,410	34,058	11,352