



# 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> 660095271 <b>Parcel ID</b> 23N17E-14-2-00000-000-0001 <b>Cadastral ID</b> 14-23-17-00711 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 71 - CHELSEA RURAL/FOYIL FIRE <b>Name ID</b> 309166 ATCHLEY, ONITA A & MISTY L STINNETT  20506 E 370 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 20506 E 370 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 3 - Acres <b>Sec/Twn/Rng</b> 14 / 23 / 17 / 2 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.48061445 -95.46297511																																																																																																																									
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<b>Lot Data</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	



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<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	DMH LOWER VALUED MH
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,088 / 1,088
Style	100% One Story
HVAC	100% Warmed & Cooled Air
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	1972 / 41

### 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	64,936		
Lot Value			
Indicated Value	64,936	59.68	Per SqFt
Agland Value	504		
Site Improvements	6,996		
Total Value	72,436	66.58	Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	69.81	Total Misc Impr	+	27,197
Roofing Adj	+ 4.71	Garage Cost	+	
Subfloor Adj	+ 1.24	Total RCN	=	127,326
Heat/Cool Adj	+ 11.24	Depreciation ( 49%)	-	62,390
Plumbing Adj	+ 5.03	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	64,936
Adj Base Cost	= 92.03	Lot Value	+	
Total Area	x 1,088	Indicated Value	=	64,936
Adjusted Cost	= 100,129	Value Per SqFt		59.68

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2012	1	0.00		
PRCH	SLAB PORCH - COVERED	34060	70x10		700	21.79		15,253
PRCH	SLAB PORCH - COVERED	34061	23x9		207	23.07		4,775
PRCH	SLAB PORCH - COVERED	34062	35x9		315	22.76		7,169



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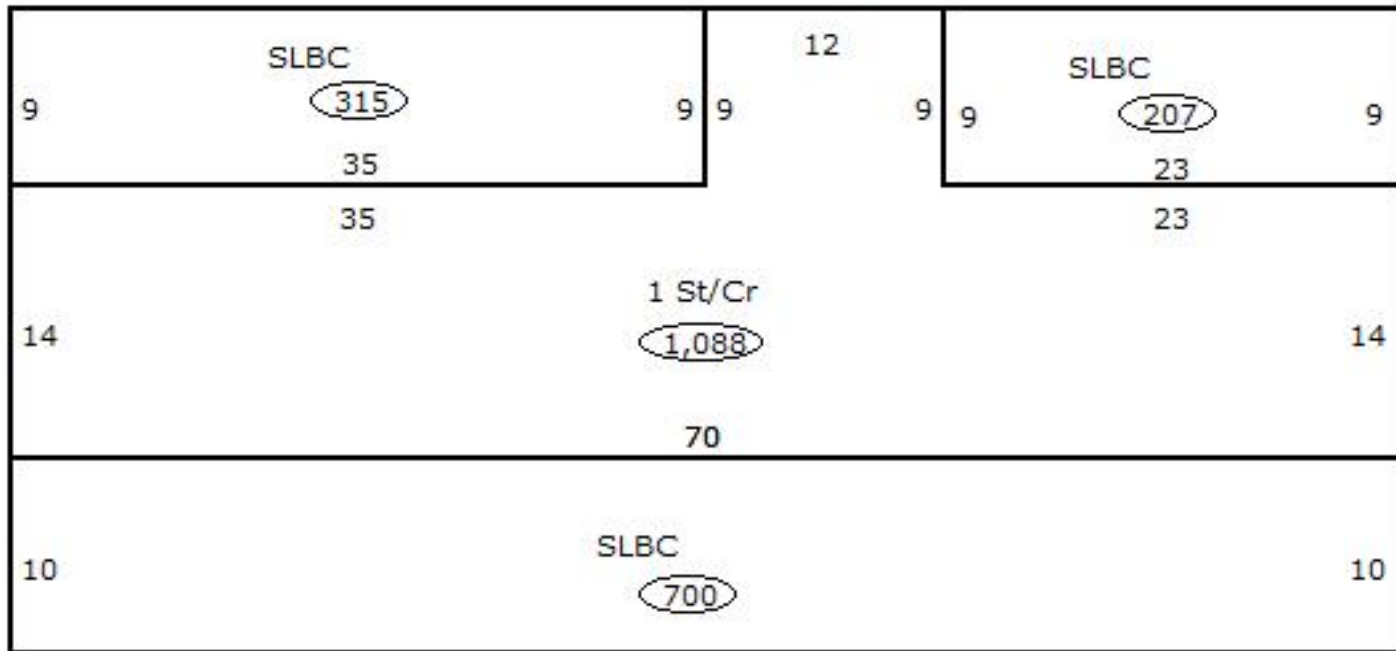
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	700	1.000	700
2	M	PRCH		13	SLBC	207	1.000	207
3	M	PRCH		13	SLBC	315	1.000	315
4	R	1	Crawl	13	1 St/Cr	1,088	1.000	1,088
<b>Total Building Area</b>						1,088		1,088



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed	20x20x6	Concrete	Composition Shingle	400
	Qual	4	Cond 3	Year 1980	Eff Age 35	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (20.22 x 400)		8,088		8,088	6,470	1,618
	EQSH	EQUIP	26x40x8	Dirt	Galvanized Metal	1,040
	Qual	3	Cond 2	Year 1980	Eff Age 46	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (16.68 x 1,040)		17,347		17,347	11,969	5,378



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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
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			1.500	144	144	216	216
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			1.500	192	192	288	288
<b>NTV PST Totals</b>						3.000			504	504
<b>Total Agland</b>						3.000			504	504