



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:00:06  
Page 1

Assessment Data					Primary Image																																																																																																				
<b>Account</b> 660097771 <b>Parcel ID</b> 24N17E-08-3-00000-000-0001 <b>Cadastral ID</b> 08-24-17-00730 <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> 320803 BARNARD, ROBERT A & ANNGELA F WESSON  2605 S 4200 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 02605 S 4200 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 8 / 24 / 17 / 3 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS					<p>D:\Convert\Photos\660\008\305-02.jpg 11/22/2010</p>																																																																																																				
<b>Legal Description</b> Lat/Long: 36.57485944 -95.52415802 W 810' N 537.78' OF SW.																																																																																																									
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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 10.0003 Topography Street Access Utilities Amenities LAND QUALITY 0 Method Square-Foot Base Lot Value 435,614.00 x .26 = 114,287 Factor Value Adjustments 1.0000 Lot Value 114,287		

Residential Data	
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	/



6/6/2024

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025				
Base Cost	0.00	Total Misc Impr	+	0	Garage Cost	+		
Roofing Adj	+ 0.00	Total RCN	=	0	Depreciation ( 0%)	-	0	
Subfloor Adj	+ 0.00	Lump Sums	+	0	RCNLD	=		
Heat/Cool Adj	+ 0.00	Lot Value	+	114,287	Indicated Value	=	114,287	
Plumbing Adj	+ 0.00	Adjusted Cost	=	0	Value Per SqFt		0.00	
Basement Adj	+ 0.00							
Adj Base Cost	= 0.00							
Total Area	x							
Adjusted Cost	= 0							

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	114,287		
Indicated Value	114,287	0.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	114,287	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY  Method Base Lot Value Factor Value Adjustments 0.3431 Lot Value	

Residential Data	
Type	6 Mobile Home 80 x 32
Condition	4 - Good
Quality	4 - Good
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,560 / 2,560
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2010 / 10

\\tsclient\C\Users\Randy Necessary\Pictures\2020-10-19\IMG_000! 10/19/2020	
--	--

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	313,837	122.59	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	35.96	Total Misc Impr	+ 13,179				
Roofing Adj	+ 3.19	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 138,926				
Heat/Cool Adj	+ 2.31	Depreciation ( 36%)	- 50,013				
Plumbing Adj	+ 7.66	Lump Sums	+ 4,490				
Basement Adj	+ 0.00	RCNLD	= 93,403				
Adj Base Cost	= 49.12	Lot Value	+ 0				
Total Area	x 2,560	Indicated Value	= 93,403				
Adjusted Cost	= 125,747	Value Per SqFt	36.49				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	93,403		
Lot Value			
Indicated Value	93,403	36.49	Per SqFt
Agland Value			
Site Improvements			
Total Value	93,403	36.49	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
MAS	Mh Addition	132750	32x16		512	25.74		13,179
WODO	WOOD DECK - OPEN	132751	12x12		144	31.18		4,490



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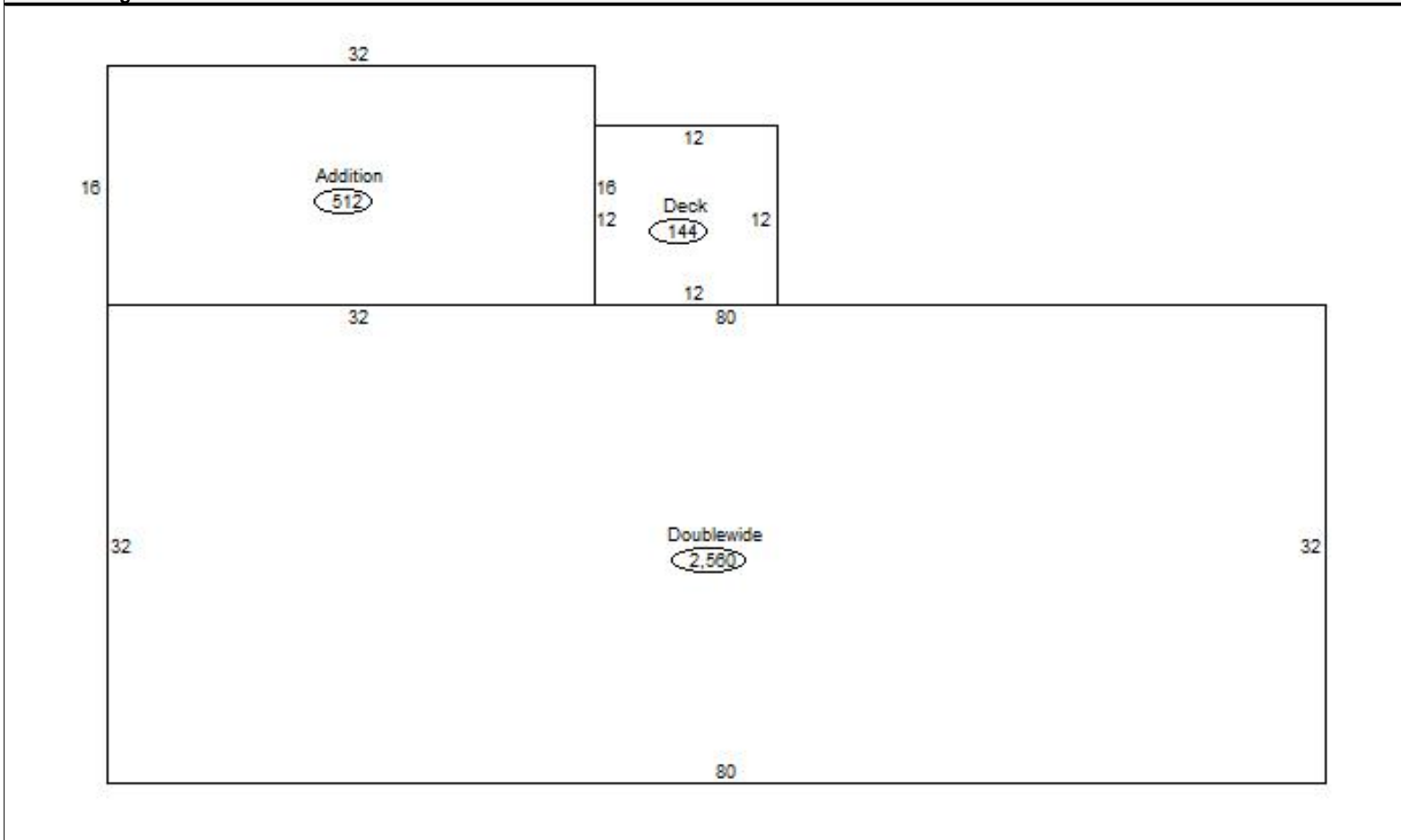
Date 04/18/2026

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### Sketch Image

660097771



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		13	Doublewide	2,560	1.000	2,560
2	M	MAS		13	Addition	512	1.000	512
3	M	WODO		13	WODO	144	1.000	144
<b>Total Building Area</b>						2,560		2,560