



# 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> 660097794 <b>Parcel ID</b> 24N17E-34-1-00000-000-0001 <b>Cadastral ID</b> 34-24-17-01310 <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> 278850 MCSPADDEN, RICHARD B & EVA A  19750 E 345 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 19750 E 345 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 34 / 24 / 17 / 1 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																									
<b>Legal Description</b> Lat/Long: 36.52022430 -95.47943193																																																																																																									
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<b>Lot Data</b>	
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	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	67% One Story 33% 1 1/2 Story Finished
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Stone
Base/Total Area	2,900 / 3,350
Style	67% One Story - 33% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,900
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2015 / 8

<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	98.18	Total Misc Impr	+ 33,542
Roofing Adj	+ 4.81	Garage Cost	+
Subfloor Adj	+ -3.71	Total RCN	= 439,261
Heat/Cool Adj	+ 15.98	Depreciation ( 8%)	- 35,141
Plumbing Adj	+ 5.85	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 404,120
Adj Base Cost	= 121.11	Lot Value	+
Total Area	x 3,350	Indicated Value	= 404,120
Adjusted Cost	= 405,719	Value Per SqFt	120.63

<b>Value Reconciliation</b>			
Selected Approach	Cost Approach		
Improvements	404,120		
Lot Value			
Indicated Value	404,120	120.63	Per SqFt
Agland Value	1,788		
Site Improvements	68,757		
Total Value	474,665	141.69	Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	123906	276		276	31.37		8,658
PATO	SLAB PORCH - OPEN	123907	31x29		899	10.56		9,493
PRCH	SLAB PORCH - COVERED	123908	33x8		264	31.41		8,292
FPR1	Fireplace - Residential 1 Story		1		1	7,098.99		7,099



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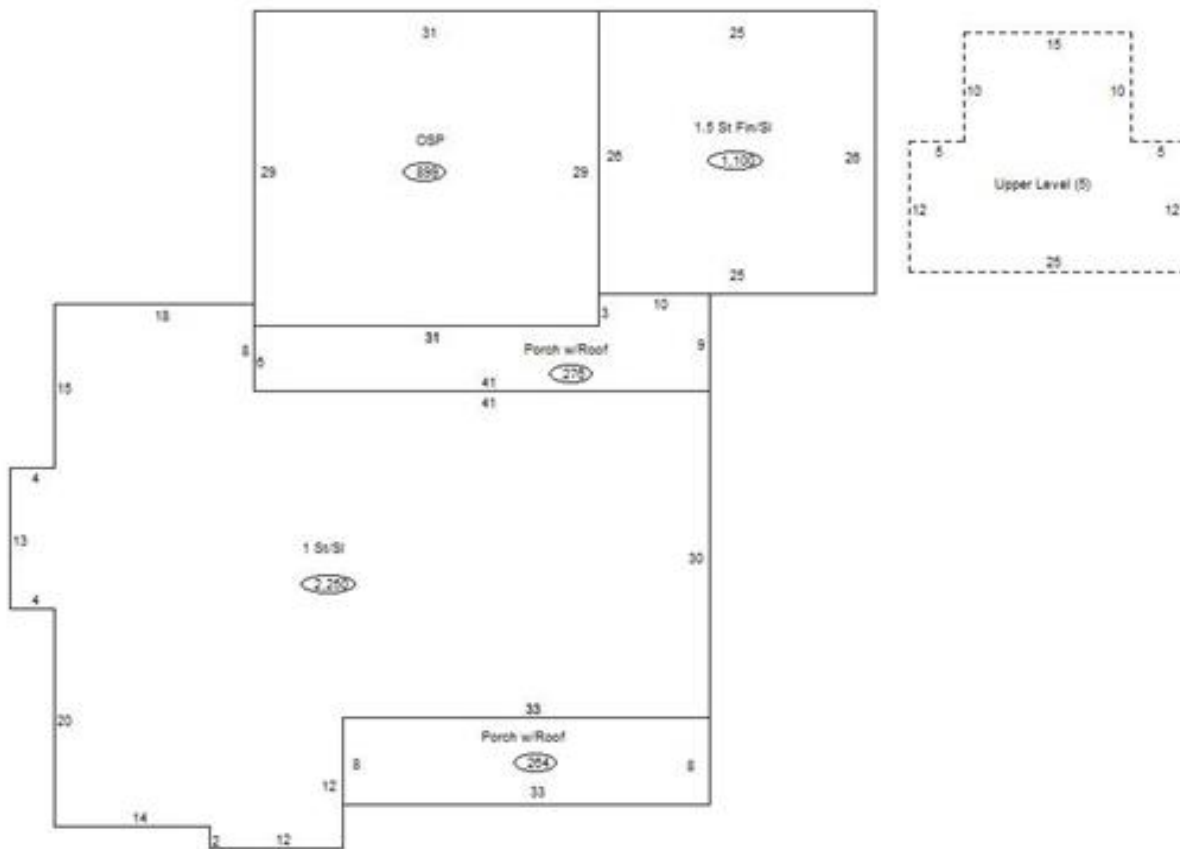
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,250	1.000	2,250
2	M	PRCH		13	SLBC	276	1.000	276
3	M	PATO		13	Open Slab	899	1.000	899
4	M	PRCH		13	SLBC	264	1.000	264
5	R	5	Slab	13	1.5 St Fin/Sl	650	1.692	1,100
6	U	^UL		13	Upper Level (5)	450	1.000	450
<b>Total Building Area</b>						<b>2,900</b>		<b>3,350</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	40x30x10	Concrete	Formed Metal	1,200
	Qual	3.5	Cond 3	Year 2024	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	
	Base Cost (31.88 x 1,200)		38,256	38,256	1,148	37,108
	SPLG	Swimming Pool - In Ground	0x0x0			650
	Qual	3	Cond 3	Year 2023	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	
	Base Cost (49.86 x 650)		32,409	32,409	3,241	29,168
	SHDS	Shed - Small	8x16x6	Base	Formed Metal	128
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (23% Phys/ % Func)</b>	
	Base Cost (25.17 x 128)		3,222	3,222	741	2,481



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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
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			3.530	54	54	191	191
<b>TMBR Totals</b>						3.530			191	191
OKB	OKEMAH SILTY CLAY LOAM 1-	IMP PST	80			1.200	224	224	269	269
VE	VERDIGRIS CLAY LOAM	IMP PST	90			5.270	252	252	1,328	1,328
<b>IMP PST Totals</b>						6.470			1,597	1,597
<b>Total Agland</b>						10.000			1,788	1,788