



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:00:56
Page 1

Assessment Data					Primary Image																																																																																																				
Account 660098013 Parcel ID 23N17E-21-2-00000-000-0001 Cadastral ID 21-23-17-00261 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 341762 BENZEL, EDNA & KATIE DAWN BENZEL & JESSICA NICOLE BISHOP 18146 E 380 RD CHELSEA OK 74016-0000 Parcel Location Situs 18146 E 380 RD Subdivision Lot/Block / Parcel Size 1.18 - Acres Sec/Twn/Rng 21 / 23 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-09-23\IMG_001 9/23/2020</p>																																																																																																				
Legal Description Lat/Long: 36.46628432 -95.50492461																																																																																																									
TR BEG AT NW/C OF W/2 E/2 NW/4 NW/4; TH S00.1454W 345'; S84 1508E 141.58'; N05.4353E 121'; N02.1234E 29'; WEST 10'; N00.4804E 209'; N89.4033W 145.50' TO POB.					Building Permits																																																																																																				
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Date 04/18/2026
 Time 09:00:56
 Page 2

Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	1.1816	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	51,472.00 x .53 = 27,518	
Factor Value		
Adjustments	1.3627	
Lot Value	37,499	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	932 / 932
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2016 / 8



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	121,872	130.76	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	101.77	Total Misc Impr	+	0	
Roofing Adj	+ 5.40	Garage Cost	+		
Subfloor Adj	+ 2.67	Total RCN	=	116,985	
Heat/Cool Adj	+ 10.30	Depreciation (9%)	-	10,529	
Plumbing Adj	+ 5.38	Lump Sums	+	12,832	
Basement Adj	+ 0.00	RCNLD	=	119,288	
Adj Base Cost	= 125.52	Lot Value	+	37,499	
Total Area	x 932	Indicated Value	=	156,787	
Adjusted Cost	= 116,985	Value Per SqFt		168.23	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	119,288		
Lot Value	37,499		
Indicated Value	156,787	168.23	Per SqFt
Agland Value			
Site Improvements	2,781		
Total Value	159,568	171.21	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	127851	16x6		96	42.58	20%	3,270
WODC	WOOD DECK - COVERED	147683	20x10		200	34.39	20%	5,502
WODC	WOOD DECK - COVERED	147684	6x6		36	47.31	40%	1,022
WODO	WOOD DECK - OPEN	147685	188		188	20.20	20%	3,038



Rogers

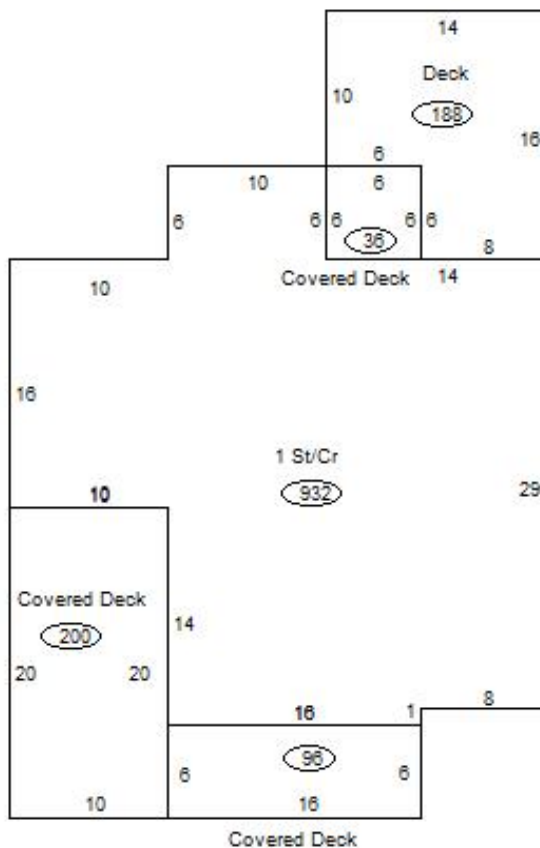
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 Page 3

Sketch Image

660098013



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	932	1.000	932
2	M	WODC		13	WODC	96	1.000	96
3	M	WODC		13	WODC	200	1.000	200
4	M	WODC		13	WODC	36	1.000	36
5	M	WODO		13	WODO	188	1.000	188
Total Building Area						932		932



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Page 4

660098013

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x14x8	Plank	Formed Metal	140
	Qual 2	Cond 3	Year 2015	Eff Age 8		

Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (20.86 x 140)	2,920		2,920	1,080	1,840

LOAF	Loafing Shed		10x10x8	Plank	Formed Metal	100
Qual 3	Cond 2	Year 2015	Eff Age 11			

Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD
Base Cost (13.08 x 100)	1,308		1,308	576	732

GRNR	Greenhouse - Residential		6x12x8	Dirt		72
Qual 3	Cond 3	Year 2015	Eff Age 8			

Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
Base Cost (3.59 x 72)	258		258	49	209