



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:01:48
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Assessment Data					Primary Image																																																																																																				
Account 660098156 Parcel ID 24N18E-30-4-00000-000-0002 Cadastral ID 30-24-18-07710 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 343101 SMITH-TODA, AMY J & KALEB MICHAEL TODA PO BOX 2176 CLAREMORE OK 74018-0000 Parcel Location Situs 23154 E 340 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 30 / 24 / 18 / 4 Neighborhood 4060 - CHELSEA School District S003 - CHELSEA SCHOOLS					<p>660098156_001.JPG 5/10/2024</p>																																																																																																				
Legal Description Lat/Long: 36.52892076 -95.42154276 S 396' OF SW/4 NE/4 SE/4; LESS S 185' OF E 235.5' THEREOF.																																																																																																									
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Lot Data	Square-Foot - NBHD 4060 #1	Primary Image
Lot Size Lot Count Units Buildable 5 Non-Ag Acres 5.0303 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 219,120.00 x .26 = 57,262 Factor Value Adjustments 2.1500 Lot Value 123,113		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,800 / 1,800
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1977 / 23

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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	159,985	88.88	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	186,650		
Lot Value	123,113		
Indicated Value	309,763	172.09	Per SqFt
Agland Value			
Site Improvements	3,551		
Total Value	313,314	174.06	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.48	Total Misc Impr	+ 38,232				
Roofing Adj	+ 4.39	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 259,236				
Heat/Cool Adj	+ 12.39	Depreciation (28%)	- 72,586				
Plumbing Adj	+ 5.53	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 186,650				
Adj Base Cost	= 122.78	Lot Value	+ 123,113				
Total Area	x 1,800	Indicated Value	= 309,763				
Adjusted Cost	= 221,004	Value Per SqFt	172.09				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,503.09		5,503
SHLT	STORM SHELTER	0		1	2015	0.00		
PRCH	SLAB PORCH - COVERED	64749	18x6		108	26.06		2,814
EPSW	ENCLOSED PORCH - SOLID WALL	145351	30x14		420	66.00		27,720
PRCH	SLAB PORCH - COVERED	145352	14x6		84	26.13		2,195



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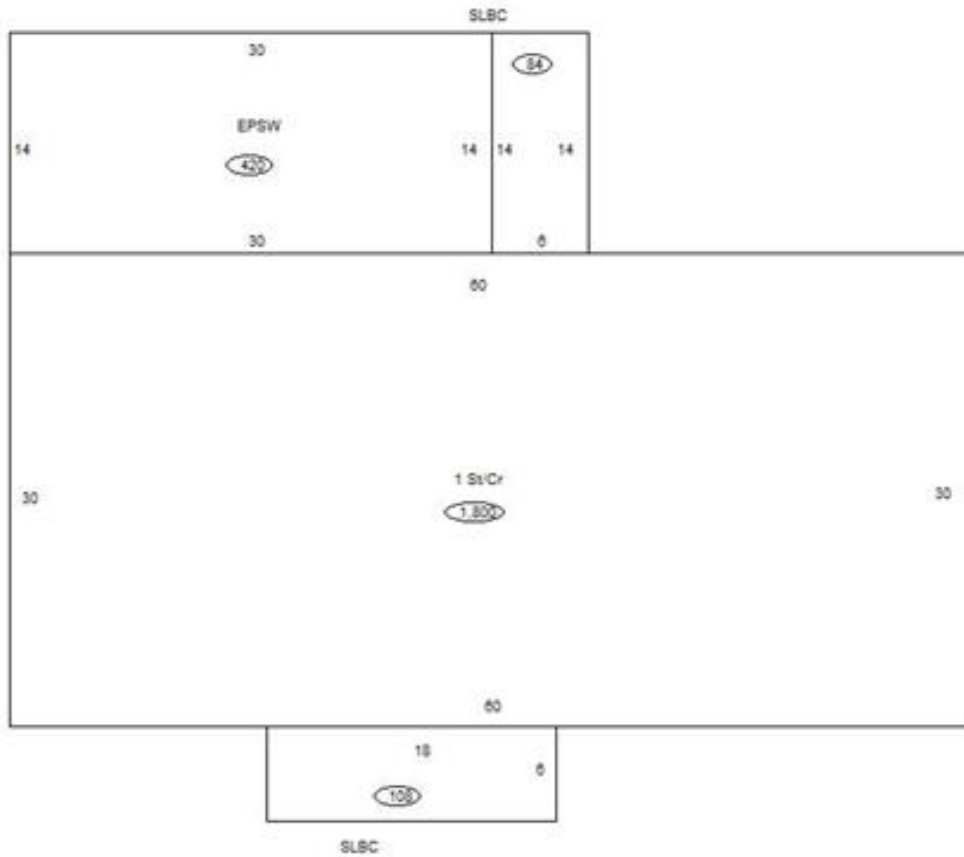
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Sketch Image

660098156



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,800	1.000	1,800
2	M	PRCH		10	SLBC	108	1.000	108
3	M	EPSW		10	EPSW	420	1.000	420
4	M	PRCH		10	SLBC	84	1.000	84
Total Building Area						1,800		1,800



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN BARN		0x0x0			320	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (10.48 x 320)		3,354			3,354	2,683	671
	DTGF DETACHED GARAGE FAIR		0x0x0			600	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (16.00 x 600)		9,600			9,600	6,720	2,880
	CP CARPORT DIRT		0x0x0				
	Qual	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (3.50 x)							