



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																				
Account 660098240 Parcel ID 23N17E-24-4-00000-000-0001 Cadastral ID 24-23-17-00170 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 316449 OSBORN, DAVID A & SUSAN A 21905 E 390 RD CHELSEA OK 74016-0000 Parcel Location Situs 21905 E 390 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 24 / 23 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS					<p>660098240_001.JPG 1/30/2025</p>																																																																																																				
Legal Description Lat/Long: 36.45311115 -95.43672753																																																																																																									
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Lot Data - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)		Primary Image	
Lot Size			
Lot Count			
Units Buildable	0		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Units-Buildable		
Base Lot Value			
Factor Value		GRM Approach	
Adjustments		GRM Code	
Lot Value		Gross Rent	0.00
Residential Data		Indicated Value	
Type		Multiple Regression	
Condition	-	MRA Code	
Quality	-	Adjusted R	
Architecture		Indicated Value	
Style		Direct Comparables	
Exterior Wall		Selection Model	1 Res
Base/Total Area	/	Adjustment Model	A2 AO Test
Style		Comparables	
HVAC		Indicated Value	
Roof Cover		Value Reconciliation	
Area on Slab		Selected Approach	Cost Approach
Fixture/RghIn	/	Improvements	
Bed/F/H Bath	/ /	Lot Value	
Basement Area		Indicated Value	0.00 Per SqFt
Garage Type		Agland Value	2,033
Remodel		Site Improvements	
Year/Eff Age	/	Total Value	2,033 0.00 Total Value Per SqFt
Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00
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 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value			
Residential Data Type 6 Mobile Home 80 x 16 Condition 2 - Fair Quality 2 - Fair Architecture 6 MS ADJ Style 100% Single Wide Exterior Wall 100% Aluminum Sheet Base/Total Area 1,280 / 1,280 Style 100% Single Wide HVAC 100% Warmed & Cooled Air Roof Cover 14 Metal, Ribbed Area on Slab 0 Fixture/RghIn / Bed/F/H Bath 3 / 1.0 / 1.0 Basement Area Garage Type Remodel Year/Eff Age 1996 / 30			
Cost Approach		GRM Approach	
Manual : 01/2025 Base Cost 29.98 Roofing Adj + 2.48 Subfloor Adj + 0.00 Heat/Cool Adj + 3.11 Plumbing Adj + 6.75 Basement Adj + 0.00 Adj Base Cost = 42.32 Total Area x 1,280 Adjusted Cost = 54,170		GRM Code Gross Rent 0.00 Indicated Value	
Total Misc Impr + 0 Garage Cost + Total RCN = 54,170 Depreciation (67%) - 36,294 Lump Sums + 0 RCNLD = 17,876 Lot Value + Indicated Value = 17,876 Value Per SqFt 13.97		Multiple Regression MRA Code Adjusted R Indicated Value	
Total Area x 1,280 Adjusted Cost = 54,170		Direct Comparables Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value	
Miscellaneous Improvements		Value Reconciliation	
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value
			Selected Approach Correlated Value Improvements 5,000 Lot Value 5,000 3.91 Per SqFt Agland Value Site Improvements Total Value 5,000 3.91 Total Value Per SqFt



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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	13		10	Singlewide	1,280	1.000	1,280
Total Building Area						1,280		1,280



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Agland Inventory

660098240

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			.300	144	144	43	43
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			4.400	192	192	845	845
OKA	OKEMAH SILTY CLAY LOAM	NTV PST	90			5.300	216	216	1,145	1,145
NTV PST Totals						10.000			2,033	2,033
Total Agland						10.000			2,033	2,033