



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:16:12
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Assessment Data					Primary Image																																																																																												
Account 660099052 Parcel ID 23N17E-12-1-00000-000-0099 Cadastral ID 12-23-17-02030 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 328821 FRAZIER, CHRISTOPHER JOE JR & JESSICA L 21971 E DAWES CEMETERY RD CHELSEA OK 74016-0000 Parcel Location Situs 21971 E DAWES CEMETERY RD Subdivision Lot/Block / Parcel Size 1.57 - Acres Sec/Twn/Rng 12 / 23 / 17 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																	
Legal Description Lat/Long: 36.49237217 -95.43670099																																																																																																	
TR COMM NE/C SEC; S00.3715E 1319.32'; S89.5825W 115.37' TO POB; S89.5825W 370.21'; N00.3624W 209.05'; N89.5825E 283.17'; S23.0735E 227.26' TO POB					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R18</td> <td>R18-SPLIT</td> <td>07/2016</td> <td>10/2017</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18	R18-SPLIT	07/2016	10/2017																																																																															
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Lot Data		Square-Foot - NBHD 4050 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable					
Non-Ag Acres	0				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY		0		
			0		
Method	Square-Foot				
Base Lot Value	67,596.00 x .53 = 35,988			<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-08-25\IMG_008 8/26/2020</p>	
Factor Value				GRM Approach	
Adjustments	1.0000			<p>GRM Code</p> <p>Gross Rent 0.00</p> <p>Indicated Value</p>	
Lot Value	35,988			Multiple Regression	
Residential Data				<p>MRA Code 1 Test</p> <p>Adjusted R 0.8445</p> <p>Indicated Value 268,522 139.86 Per SqFt</p>	
Type	1 Single Family Residence			Direct Comparables	
Condition	3 - Average			<p>Selection Model 1 Res</p> <p>Adjustment Model A2 AO Test</p> <p>Comparables</p> <p>Indicated Value</p>	
Quality	3 - Average			Value Reconciliation	
Architecture	TRAD TRADITIONAL			<p>Selected Approach Cost Approach</p> <p>Improvements 206,403</p> <p>Lot Value 35,988</p> <p>Indicated Value 242,391 126.25 Per SqFt</p> <p>Agland Value</p> <p>Site Improvements 4,552</p> <p>Total Value 246,943 128.62 Total Value Per SqFt</p>	
Style	100% Two Story				
Exterior Wall	100% Frame, Plywood or Hardboard				
Base/Total Area	960 / 1,920				
Style	100% Two Story				
HVAC	100% Warmed & Cooled Air				
Roof Cover	1 Composition Shingle				
Area on Slab	960				
Fixture/RghIn	11 /				
Bed/F/H Bath	4 / 2.0 /				
Basement Area					
Garage Type	528 Attached Garage - Finished				
Remodel					
Year/Eff Age	2017 / 7				
Cost Approach		Manual : 01/2025			
Base Cost	78.36	Total Misc Impr	+ 9,439		
Roofing Adj	+ 2.57	Garage Cost	+ 20,423		
Subfloor Adj	+ -1.20	Total RCN	= 221,939		
Heat/Cool Adj	+ 12.39	Depreciation (7%)	- 15,536		
Plumbing Adj	+ 7.92	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 206,403		
Adj Base Cost	= 100.04	Lot Value	+ 35,988		
Total Area	x 1,920	Indicated Value	= 242,391		
Adjusted Cost	= 192,077	Value Per SqFt	126.25		

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	136595	10x8		80	26.15	2,092
PRCH	SLAB PORCH - COVERED	136596	36x8		288	25.51	7,347



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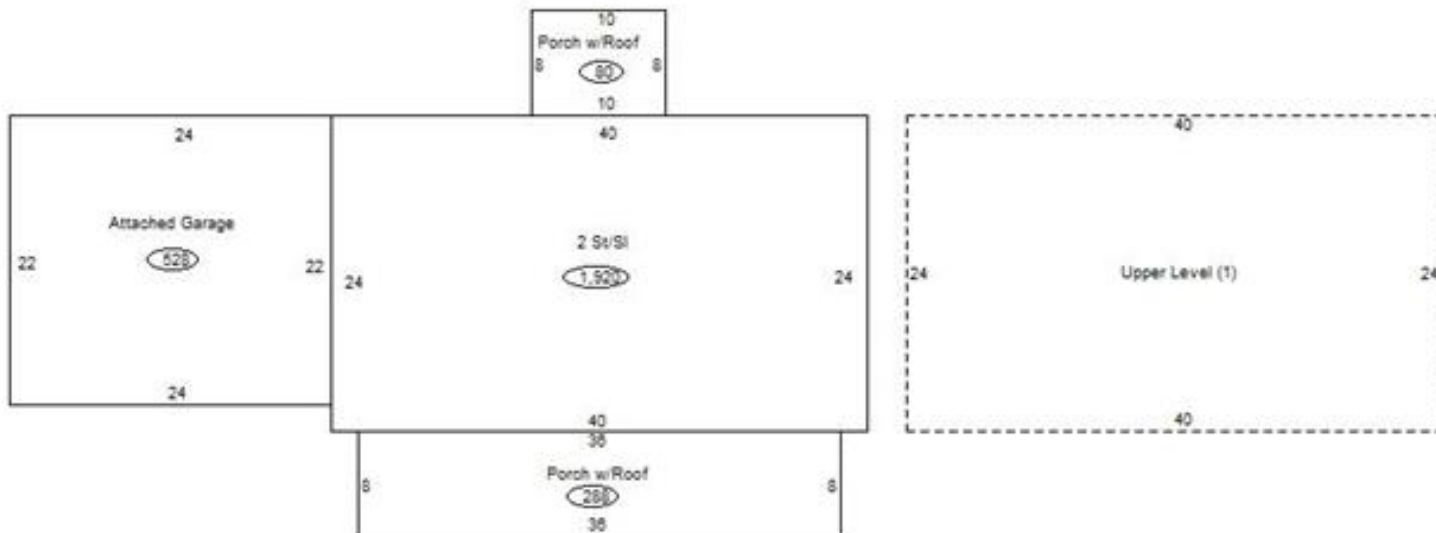
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/Sl	960	2.000	1,920
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	80	1.000	80
4	M	PRCH		13	SLBC	288	1.000	288
5	U	^UL		13	Upper Level (1)	960	1.000	960
Total Building Area						960		1,920



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed	16x20x8	Plank	Composition Shingle	320
	Qual	3	Cond 3	Year	2017	Eff Age 7
Valuation Summary		Modifier Total	RCN	Depr (32% Phys/ % Func)		RCNLD
Base Cost (20.92 x 320)		6,694		6,694		2,142
						4,552