



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 660099901 Parcel ID 24N18E-31-4-00000-000-0099 Cadastral ID 31-24-18-00910 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 319894 PARKS, CALEB JASON & LESLIE SHENE 22809 E 350 RD CHELSEA OK 74016-0000 Parcel Location Situs 22809 E 350 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 31 / 24 / 18 / 4 Neighborhood 4060 - CHELSEA School District S003 - CHELSEA SCHOOLS																																																																																									
Legal Description Lat/Long: 36.51134722 -95.41875092																																																																																									
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Lot Data	Units-Buildable - CHELSEA (UNITS BUILDABLE)	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Units-Buildable Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,633 / 1,633
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,633
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	320 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1989 / 28

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code Adjusted R Indicated Value

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

Cost Approach				Manual : 01/2025			
Base Cost	103.40	Total Misc Impr	+ 10,507	Roofing Adj	+ 4.88	Garage Cost	+ 9,800
Subfloor Adj	+ -1.13	Total RCN	= 222,668	Heat/Cool Adj	+ 11.24	Depreciation (38%)	- 84,614
Plumbing Adj	+ 5.53	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 138,054
Adj Base Cost	= 123.92	Lot Value	+ 138,054	Total Area	x 1,633	Indicated Value	= 138,054
		Value Per SqFt	84.54	Adjusted Cost	= 202,361		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	138,054		
Lot Value			
Indicated Value	138,054	84.54	Per SqFt
Agland Value	2,240		
Site Improvements	7,783		
Total Value	148,077	90.68	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,994.06		4,994
PRCH	SLAB PORCH - COVERED	66825	24x10		240	22.97		5,513



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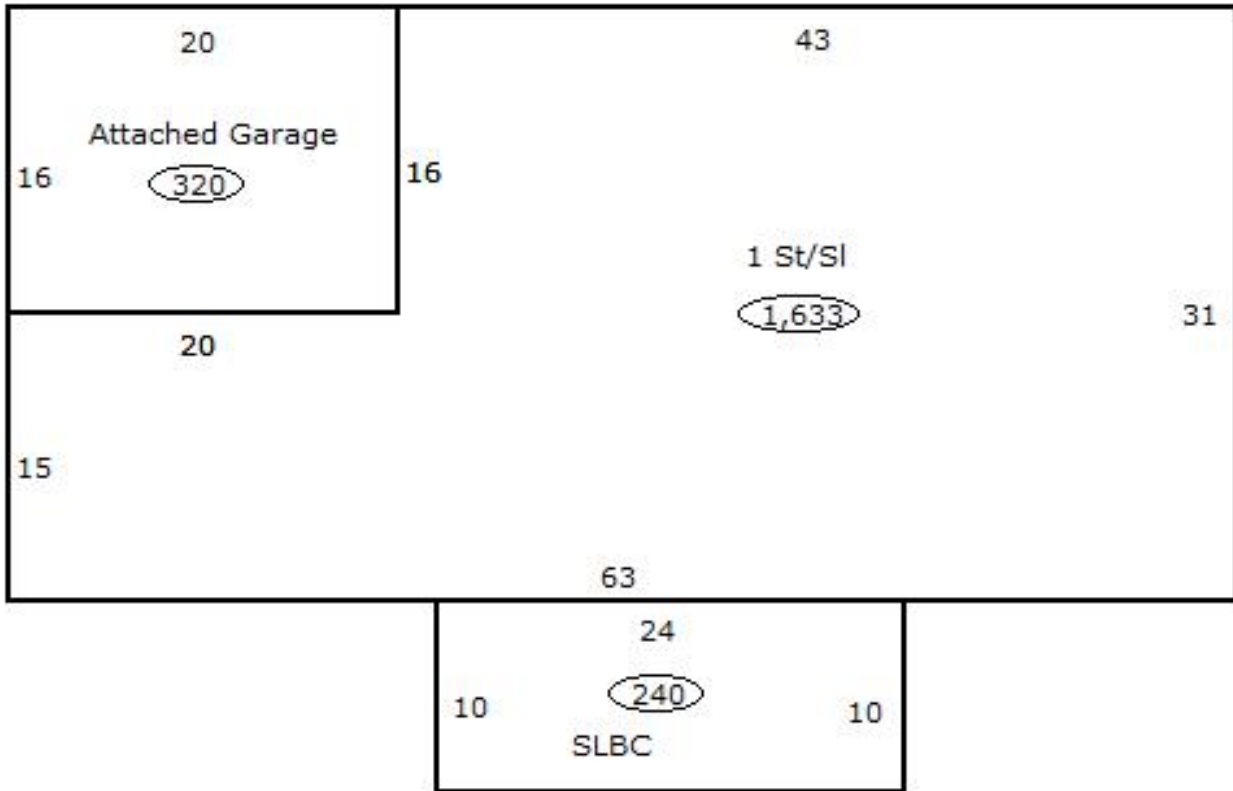
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Sketch Image

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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	1,633	1.000	1,633
2	G	1		13	Attached Garage	320	1.000	320
3	M	PRCH		13	SLBC	240	1.000	240
Total Building Area						1,633		1,633



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,500
	Qual 3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (9.80 x 1,500)	14,700		14,700	8,085	6,615
	LT	LEAN-TO	0x0x0			1,000
	Qual 3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 1,000)	2,920		2,920	1,752	1,168
	STF	STG FAIR	0x0x0			532
	Qual 2	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 532)	2,490		2,490	2,490	
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					



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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
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			10.000	224	224	2,240	2,240
IMP PST Totals						10.000			2,240	2,240
Total Agland						10.000			2,240	2,240