



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 660100081 Parcel ID 24N17E-31-2-00000-000-0099 Cadastral ID 31-24-17-00420 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 320743 SHRUM, ASHLEY RENEE 16106 E 340 RD CHELSEA OK 74016-0000 Parcel Location Situs 16106 E 340 RD Subdivision Lot/Block / Parcel Size 2 - Acres Sec/Twn/Rng 31 / 24 / 17 / 2 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																									
Legal Description Lat/Long: 36.52451936 -95.54273124 N 295.20' W 295.20' LOT 1																																																																																									
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Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE) 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	Primary Image
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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	MTL METAL HOME
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	732 / 1,212
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	732
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	228 Attached Garage - Finished
Remodel	
Year/Eff Age	2016 / 8

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	80.53	Total Misc Impr	+ 0
Roofing Adj	+ 3.31	Garage Cost	+ 8,262
Subfloor Adj	+ 0.00	Total RCN	= 127,014
Heat/Cool Adj	+ 10.09	Depreciation (9%)	- 11,431
Plumbing Adj	+ 4.05	Lump Sums	+ 5,025
Basement Adj	+ 0.00	RCNLD	= 120,608
Adj Base Cost	= 97.98	Lot Value	+ 120,608
Total Area	x 1,212	Indicated Value	= 120,608
Adjusted Cost	= 118,752	Value Per SqFt	99.51

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	120,608		
Lot Value			
Indicated Value	120,608	99.51	Per SqFt
Agland Value	79		
Site Improvements	8,396		
Total Value	129,083	106.50	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
WODC	WOOD DECK - COVERED	146097	16x8		128	39.26	5,025



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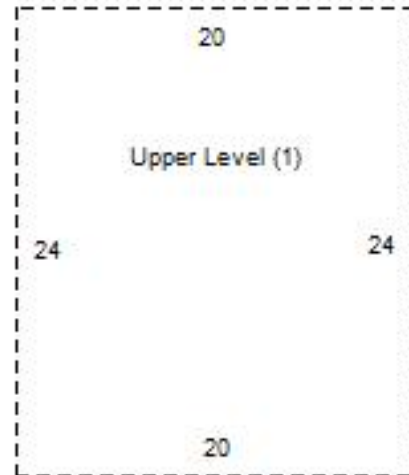
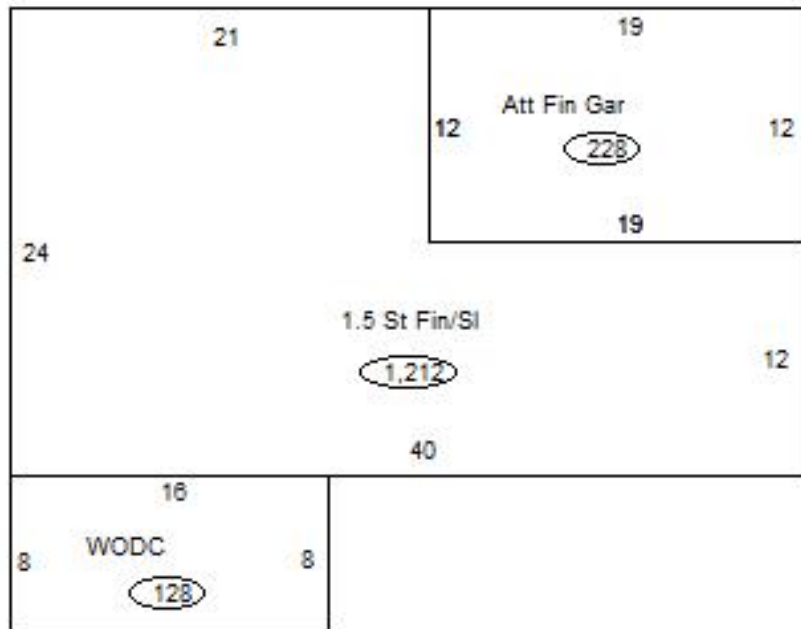
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	732	1.656	1,212
2	G	5		13	Att Fin Gar	228	1.000	228
3	U	^UL		13	Upper Level (1)	480	1.000	480
4	M	WODC		13	WODC	128	1.000	128
Total Building Area						732		1,212



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Shop Building	20x20x8	Concrete	Formed Metal	400	
	Qual	3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD	
	Base Cost (31.86 x 400)		12,744		12,744	6,245	6,499
	SHDS	Shed - Small	14x14x6	Base	Formed Metal	196	
	Qual	3.5	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD	
	Base Cost (23.60 x 196)		4,626		4,626	2,729	1,897
	SHDS	Shed - Small	10x10x6	Dirt	Galvanized Metal	100	
	Qual	3	Cond 3	Year 1995	Eff Age 23		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (20.01 x 100)		2,001		2,001	2,001	



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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
CO	COLLINSVILLE STONY LOAM	TMBR	22			2.000	40	40	79	79
TMBR Totals						2.000			79	79
Total Agland						2.000			79	79