



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 660100361 Parcel ID 24N17E-36-1-00000-000-0001 Cadastral ID 36-24-17-00610 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 323307 PELLETIER, NORMAND JOSEPH HARVEY JR & & WANDA MARIE 6201 S HWY 66 CHELSEA OK 74016-0000 Parcel Location Situs 06201 S HWY 66 Subdivision Lot/Block / Parcel Size 8.34 - Acres Sec/Twn/Rng 36 / 24 / 17 / 1 Neighborhood 4060 - CHELSEA School District S003 - CHELSEA SCHOOLS																																																																																									
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Lot Data		Square-Foot - NBHD 4060 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	8.2218		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	358,141.00 x .22 = 78,115		
Factor Value			
Adjustments	1.0000		
Lot Value	78,115		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,614 / 1,614
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,614
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Finished
Remodel	
Year/Eff Age	1970 / 42

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	172,191	106.69	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	100.78	Total Misc Impr	+ 12,230
Roofing Adj	+ 4.27	Garage Cost	+ 17,588
Subfloor Adj	+ -1.13	Total RCN	= 225,919
Heat/Cool Adj	+ 11.24	Depreciation (50%)	- 112,960
Plumbing Adj	+ 6.33	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 112,959
Adj Base Cost	= 121.50	Lot Value	+ 78,115
Total Area	x 1,614	Indicated Value	= 191,074
Adjusted Cost	= 196,101	Value Per SqFt	118.39

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	112,959		
Lot Value	78,115		
Indicated Value	191,074	118.39	Per SqFt
Agland Value			
Site Improvements	8,289		
Total Value	199,363	123.52	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	76912	18x7		126	23.37		2,945
PATO	SLAB PORCH - OPEN	76913	18x6		108	10.56		1,140
PRCH	SLAB PORCH - COVERED	76914	15x9		135	23.34		3,151



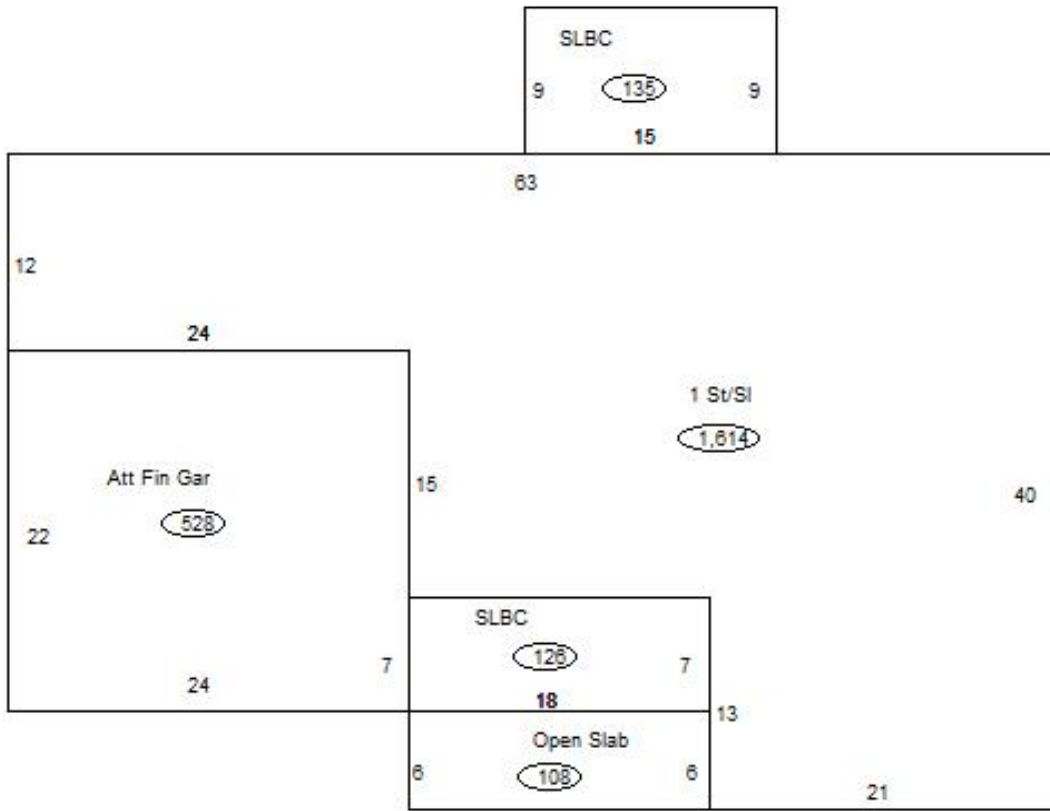
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Sketch Image

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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/SI	1,614	1.000	1,614
2	G	5		13	Att Fin Gar	528	1.000	528
3	M	PRCH		13	SLBC	126	1.000	126
4	M	PATO		13	Open Slab	108	1.000	108
5	M	PRCH		13	SLBC	135	1.000	135
Total Building Area						1,614		1,614



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	36x14x6	Concrete	Formed Metal	504
	Qual 2	Cond 3	Year 2018	Eff Age 6		
Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)		RCNLD
Base Cost (18.48 x 504)		9,314		9,314 1,025		8,289