



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 660103140 Parcel ID 23N17E-12-3-00000-001-0000 Cadastral ID 12-23-17-00820 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 334801 LACK, JEFF & DANA TRUST PO BOX 47 CHELSEA OK 74016-0000 Parcel Location Situs 21355 E 370 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 12 / 23 / 17 / 3 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																									
Legal Description Lat/Long: 36.48219489 -95.44686715																																																																									
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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	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,804 / 2,724
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,804
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2019 / 5

\\tsclient\C\Users\Randy Necessary\Pictures\2020-08-26\IMG_002; 8/26/2020

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	88.30	Total Misc Impr	+ 6,301				
Roofing Adj	+ 3.57	Garage Cost	+ 0				
Subfloor Adj	+ -2.28	Total RCN	= 310,871				
Heat/Cool Adj	+ 14.18	Depreciation (5%)	- 15,544				
Plumbing Adj	+ 8.05	Lump Sums	+ 29,115				
Basement Adj	+ 0.00	RCNLD	= 324,442				
Adj Base Cost	= 111.81	Lot Value	+ 0				
Total Area	x 2,724	Indicated Value	= 324,442				
Adjusted Cost	= 304,570	Value Per SqFt	119.10				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	324,442		
Lot Value			
Indicated Value	324,442	119.10	Per SqFt
Agland Value	2,240		
Site Improvements	101,076		
Total Value	427,758	157.03	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	6,301.04		6,301
WODC	WOOD DECK - COVERED	141860	465		465	32.76		15,233
WODC	WOOD DECK - COVERED	141861	10x5		50	57.21		2,861
WODC	WOOD DECK - COVERED	141862	42x8		336	32.80		11,021



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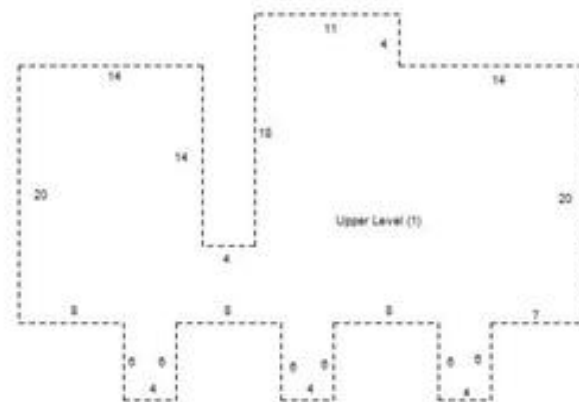
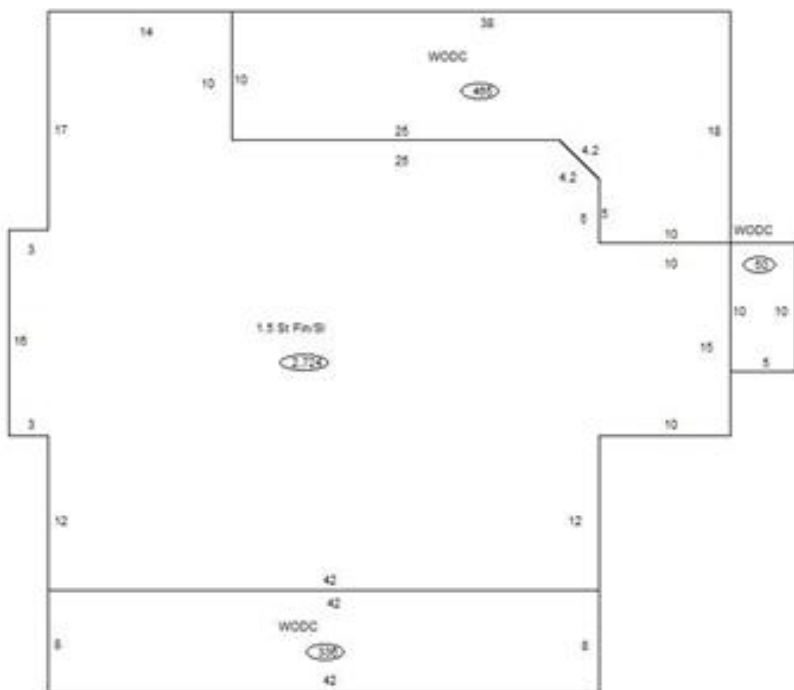
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,804	1.510	2,724
2	U	^UL		10	Upper Level (1)	920	1.000	920
3	M	WODC		10	WODC	465	1.000	465
4	M	WODC		10	WODC	50	1.000	50
5	M	WODC		10	WODC	336	1.000	336
Total Building Area						1,804		2,724



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	23x34x8	Concrete	Composition Shingle	782
	Qual	5	Cond 3.5	Year 2019	Eff Age 5	
	Valuation Summary		Modifier Total		RCN	Depr (9% Phys/ % Func)
Base Cost (42.96 x 782)		33,595		33,595	3,024	30,571
	UTIL	SHOP BUILDING	60x40x16	Concrete	Formed Metal	2,400
	Qual	4	Cond 3	Year 2018	Eff Age 6	
	Valuation Summary		Modifier Total		RCN	Depr (11% Phys/ % Func)
Base Cost (32.54 x 2,400)		78,096		78,096	8,591	69,505
	SHIP	Shipping/Storage Container	8x20x0			160
	Qual	0	Cond	Year 0	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
Base Cost (6.25 x 160)		1,000		1,000		1,000



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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