



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:26:37
Page 1

Assessment Data					Primary Image																																																				
Account 660105439 Parcel ID 24N17E-15-2-00000-001-0000 Cadastral ID 15-24-17-00410 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 335391 BRANSTETTER, TYLER & FEDORKOWICZ, CAILYNN 19180 E 310 RD CHELSEA OK 74016-0000 Parcel Location Situs 19180 E 310 RD Subdivision Lot/Block / Parcel Size 4 - Acres Sec/Twn/Rng 15 / 24 / 17 / 2 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>660105439 06/07/24</p> <p style="text-align: right;">6/10/2024</p>																																																				
Legal Description Lat/Long: 36.56701940 -95.48603767																																																									
TR DESC AS COMM NW/C SEC; N88.4638E 942.65' TO POB; N88.4638E 200'; S01.1322E 871.20'; S88.4638W 200'; N01.1322W 871.20' 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>R24</td> <td>POTENTIAL NEW SFR</td> <td>05/2024</td> <td>05/2024</td> <td></td> </tr> <tr> <td>R21</td> <td>R23- SPLIT</td> <td>08/2021</td> <td>07/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24	POTENTIAL NEW SFR	05/2024	05/2024		R21	R23- SPLIT	08/2021	07/2022																																		
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Rogers

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Date 04/18/2026
 Time 10:26:37
 Page 2

Lot Data	
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, Siding, Metal
Base/Total Area	1,800 / 2,830
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,800
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2022 / 3

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	82.89	Total Misc Impr	+ 24,940
Roofing Adj	+ 3.74	Garage Cost	+
Subfloor Adj	+ -2.08	Total RCN	= 321,750
Heat/Cool Adj	+ 14.18	Depreciation (3%)	- 9,653
Plumbing Adj	+ 6.14	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 312,097
Adj Base Cost	= 104.88	Lot Value	+
Total Area	x 2,830	Indicated Value	= 312,097
Adjusted Cost	= 296,810	Value Per SqFt	110.28

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	312,097		
Lot Value			
Indicated Value	312,097	110.28	Per SqFt
Agland Value	758		
Site Improvements	51,686		
Total Value	364,541	128.81	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156353	60x12		720	26.80		19,296
PRCH	Slab Porch - Covered	156354	20x10		200	28.22		5,644



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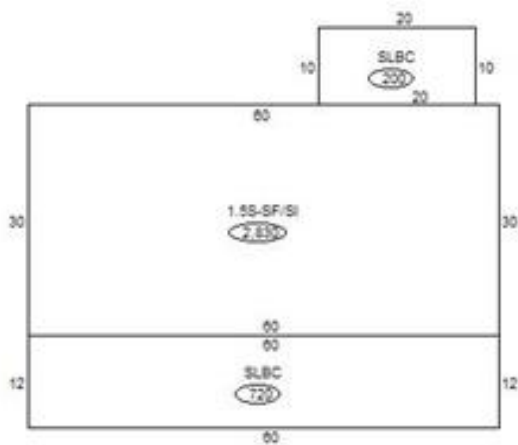
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 Time 10:26:37
 Page 3

Sketch Image

660105439



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	1,800	1.572	2,830
2	M	PRCH		20	SLBC	720	1.000	720
3	M	PRCH		20	SLBC	200	1.000	200
4	U	^UL		20	Upper Level (1)	1,030	1.000	1,030
Total Building Area						1,800		2,830



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 Page 4

660105439

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	40x50x10	Base		2,000
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary Base Cost (21.30 x 2,000) 42,600		Modifier Total	RCN 42,600	Depr (3% Phys/ % Func) 1,278	RCNLD 41,322
	LNT0	Lean - To	13x50x8	Base		650
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary Base Cost (9.06 x 650) 5,889		Modifier Total	RCN 5,889	Depr (12% Phys/ % Func) 707	RCNLD 5,182
	LNT0	Lean - To	13x50x8	Base		650
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary Base Cost (9.06 x 650) 5,889		Modifier Total	RCN 5,889	Depr (12% Phys/ % Func) 707	RCNLD 5,182



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Time 10:26:37
Page 5

Agland Inventory

660105439

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80			2.000	192	192	384	384
SUB	SUMMIT SILTY CLAY LOAM 1-	NTV PST	78			2.000	187	187	374	374
NTV PST Totals						4.000			758	758
Total Agland						4.000			758	758