



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																													
<b>Account</b> 660106898 <b>Parcel ID</b> 23N17E-36-1-00000-002-0000 <b>Cadastral ID</b> 36-23-17-03320 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 71 - CHELSEA RURAL/FOYIL FIRE <b>Name ID</b> 338548 ALLEN, JOHN BRAD & TRACEY  21750 E HWY 28A CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 21750 E HWY 28A <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 20.91 - Acres <b>Sec/Twn/Rng</b> 36 / 23 / 17 / 1 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S003 - CHELSEA SCHOOLS																																																		
<b>Legal Description</b> Lat/Long: 36.43242016 -95.43901002																																																		
<b>Legal Description</b> W2 SE NE & W 30' NW NE NE & W 30' SW NE NE.					<b>Building Permits</b>																																													
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<b>Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)</b>	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	800 / 800
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	800
Fixture/RghIn	/
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	1,760 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

### 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	100.93	Total Misc Impr	+	22,121
Roofing Adj	+ 5.32	Garage Cost	+	48,118
Subfloor Adj	+ 0.00	Total RCN	=	169,583
Heat/Cool Adj	+ 10.30	Depreciation ( 2%)	-	3,392
Plumbing Adj	+ 7.63	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	166,191
Adj Base Cost	= 124.18	Lot Value	+	
Total Area	x 800	Indicated Value	=	166,191
Adjusted Cost	= 99,344	Value Per SqFt		207.74

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	166,191		
Lot Value			
Indicated Value	166,191	207.74	Per SqFt
Agland Value	1,612		
Site Improvements	2,000		
Total Value	169,803	212.25	Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159473	896		896	19.24		17,239
LTW	Lean-To (Wd Frame)	159474	72x20		1,440	3.39		4,882



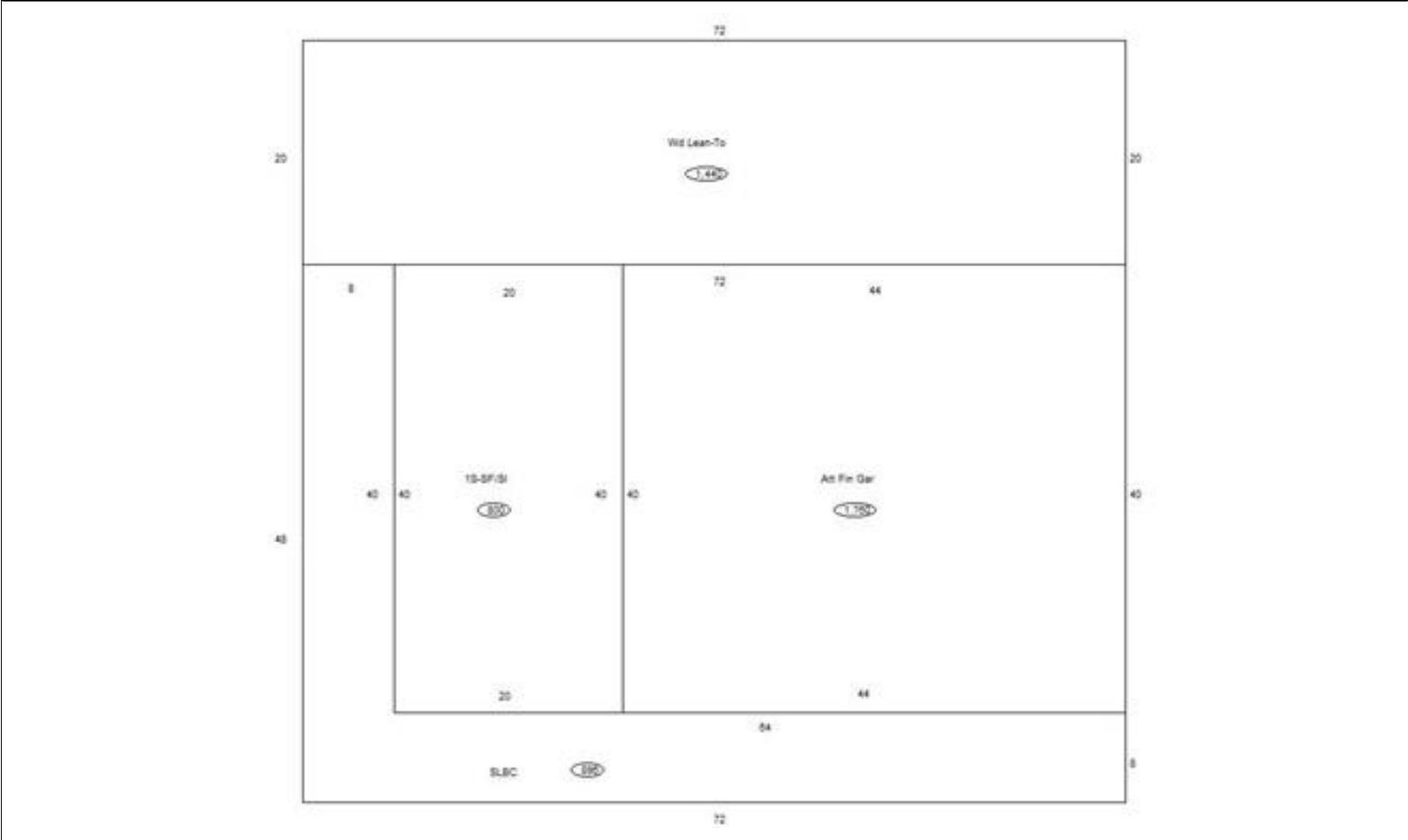
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	800	1.000	800
2	G	5		10	Att Fin Gar	1,760	1.000	1,760
3	M	PRCH		10	SLBC	896	1.000	896
4	M	LTW		10	Wd Lean-To	1,440	1.000	1,440
<b>Total Building Area</b>						<b>800</b>		<b>800</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHIP	Shipping/Storage Container	8x40x8			320
	Qual	0	Cond	Year	0	Eff Age
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ 0% Func)</b>	<b>RCNLD</b>
		Base Cost (6.25 x 320)	2,000		2,000	2,000



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20			6.000	36	36	216	216
HC	HECTOR STONY SANDY LOAM	TMBR	20			1.910	36	36	69	69
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			2.000	63	63	126	126
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			3.500	63	63	221	221
<b>TMBR Totals</b>						13.410			632	632
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			2.000	168	168	336	336
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			1.500	168	168	252	252
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35			4.000	98	98	392	392
<b>IMP PST Totals</b>						7.500			980	980
<b>Total Agland</b>						20.910			1,612	1,612