




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 660107667 Parcel ID 24N17E-15-3-00000-001-0000 Cadastral ID 15-24-17-00711 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 340544 EPPERSON, TYLER & ELLIS, JENNA 3701 S HWY 28 CHELSEA OK 74016-0000 Parcel Location Situs 03701 HWY 28 Subdivision Lot/Block / Parcel Size 22.75 - Acres Sec/Twn/Rng 15 / 24 / 17 / 3 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					 <p>660107667 06/07/24</p> <p style="text-align: right;">6/10/2024</p>																																												
Legal Description Lat/Long: 36.55833362 -95.48291630																																																	
TR DESC 2022-020000 BEG SE/C N2 SW; S88.4241W 1375.69'; N26 4920W 522.54' ALONG E ROW LING HWY 28; N75.5646E 1639.25 S01 2622E 833.71' TO POB.					Building Permits																																												
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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 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 - Average
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Stone 70% Frame, Siding, Wood
Base/Total Area	1,881 / 1,881
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1986 / 30

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	102.67	Total Misc Impr	+ 14,810	Roofing Adj	+ 4.66	Garage Cost	+ 16,294
Subfloor Adj	+ 0.00	Total RCN	= 266,267	Heat/Cool Adj	+ 12.39	Depreciation (37%)	- 98,519
Plumbing Adj	+ 5.29	Lump Sums	+ 2,984	Basement Adj	+ 0.00	RCNLD	= 170,732
Adj Base Cost	= 125.02	Lot Value	+ 170,732	Total Area	x 1,881	Indicated Value	= 170,732
Adjusted Cost	= 235,163	Value Per SqFt	90.77				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	170,732		
Lot Value		90.77	Per SqFt
Indicated Value	170,732		
Agland Value	3,243		
Site Improvements	63,955		
Total Value	237,930	126.49	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	5,503.09		5,503
WODO	WOOD DECK - OPEN	35711		290	290	17.15	40%	2,984
PRCH	SLAB PORCH - COVERED	35712		6x5	30	26.30		789
PRCH	SLAB PORCH - COVERED	145898		24x14	336	25.35		8,518



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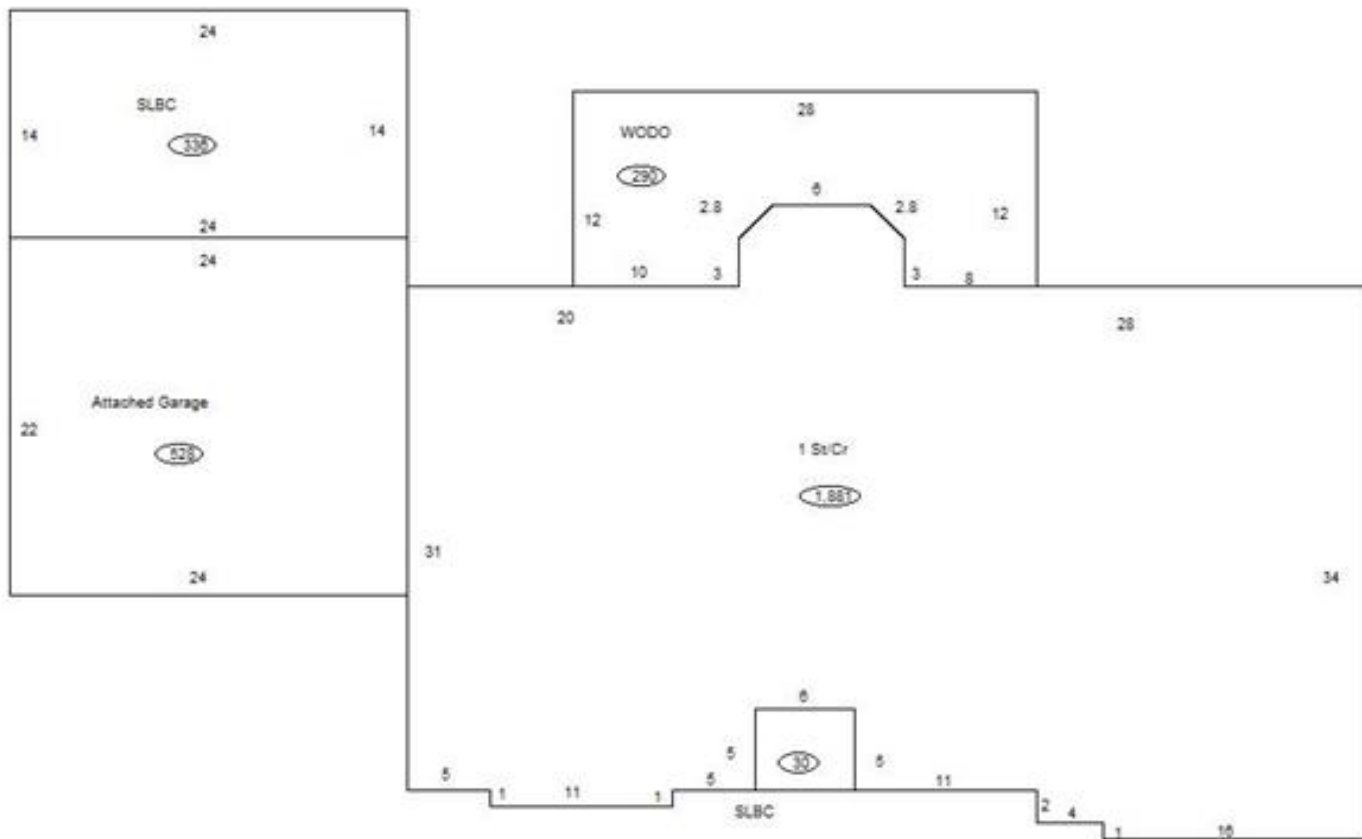
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,881	1.000	1,881
2	G	1		10	Attached Garage	528	1.000	528
3	M	WODO		10	WODO	290	1.000	290
4	M	PRCH		10	SLBC	30	1.000	30
5	M	PRCH		10	SLBC	336	1.000	336
Total Building Area						1,881		1,881



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			2,000
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (26.89 x 2,000)	53,780		53,780	53,780
	LF	LOAFING SHED	0x0x0			800
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (4.26 x 800)	3,408		3,408	2,556
	LF	LOAFING SHED	24x24x0			576
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (4.26 x 576)	2,454		2,454	1,840
	SHDS	Shed - Small	12x24x0	Base		288
	Qual	3	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
		Base Cost (20.96 x 288)	6,036		6,036	4,225
	LNT0	Lean - To	12x24x0	Base		288
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
		Base Cost (7.71 x 288)	2,220		2,220	1,554



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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
SM	STRIP MINES	NTV PST	10			2.000	24	24	48	48
NTV PST Totals						2.000			48	48
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			12.750	143	143	1,821	1,821
BDC2	BATES-DENNIS SOILS 3-5% S	IMP PST	59			7.000	165	165	1,156	1,156
SUB	SUMMIT SILTY CLAY LOAM 1-	IMP PST	78			1.000	218	218	218	218
IMP PST Totals						20.750			3,195	3,195
Total Agland						22.750			3,243	3,243