



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 660107961 Parcel ID 23N17E-23-2-00000-001-0000 Cadastral ID 23-23-17-01610 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 341413 FRAKES, LINDA GAIL & SHAUN PATRICK FRAKES 20410 E 380R RD CHELSEA OK 74016-0000 Parcel Location Situs 20410 E 380 RD Subdivision Lot/Block / Parcel Size 20.05 - Acres Sec/Twn/Rng 23 / 23 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS																																																						
Legal Description Lat/Long: 36.46466503 -95.46394985																																																						
TR DESC 2023-004859 AS BEG NE/C NE NW; S88.3612W 522.13'; S01 4015E 1091.45'; S88.3612W 800'; S01.4015E 231.18'; N88.3352E 1319 75'; N01.3405W 1321.72' 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>R23 143</td> <td>R24 NEW SFR 2607 SQ FT</td> <td>05/2023</td> <td>02/2024</td> <td>334,000</td> </tr> <tr> <td>S23</td> <td>S24 SPLIT</td> <td>05/2023</td> <td>12/2023</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 143	R24 NEW SFR 2607 SQ FT	05/2023	02/2024	334,000	S23	S24 SPLIT	05/2023	12/2023																															
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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	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,718 / 2,718
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,718
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2024 / 2

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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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	429,484		
Lot Value			
Indicated Value	429,484	158.01	Per SqFt
Agland Value	1,263		
Site Improvements	70,013		
Total Value	500,760	184.24	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.26	Total Misc Impr	+ 65,258				
Roofing Adj	+ 6.76	Garage Cost	+ 0				
Subfloor Adj	+ -4.45	Total RCN	= 438,249				
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 8,765				
Plumbing Adj	+ 7.35	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 429,484				
Adj Base Cost	= 137.23	Lot Value	+ 0				
Total Area	x 2,718	Indicated Value	= 429,484				
Adjusted Cost	= 372,991	Value Per SqFt	158.01				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1 2024	1	7,243.87		7,244
PRCH	Slab Porch - Covered	159450	1616		1,616	28.94		46,767
PRCH	Porch	159451	354		354	31.77		11,247
SHLT	STORM SHELTER			1 2025	1	0.00		



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Shop Building		42x70x12	Concrete	Formed Metal	2,940
Qual	3	Cond 3	Year 2024	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD	
Base Cost (23.69 x 2,940)	69,649		69,649	2,089	67,560

LT	LEAN-TO		70x12x10	Dirt		840
Qual	0	Cond 0	Year 2024	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (2.92 x 840)	2,453		2,453		2,453



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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
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			20.050	63	63	1,263	1,263
TMBR Totals						20.050			1,263	1,263
Total Agland						20.050			1,263	1,263