



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 660109724 Parcel ID 23N17E-21-4-00000-001-0000 Cadastral ID 21-23-17-01120 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 346198 STILPHEN, CALLEN DAVID & ALEEZA SANDHU 18620 E 385 RD CHELSEA OK 74016-0000 Parcel Location Situs 18620 E 385 RD Subdivision Lot/Block / Parcel Size 1.66 - Acres Sec/Twn/Rng 21 / 23 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS																																																						
Legal Description Lat/Long: 36.45847929 -95.49558529																																																						
TR DESC 2025-000298 AS COMM NE/C NE NW SE; S88.3814W 437.77' TO E ROW LINE US HWY 66; S40.0227W ALONG SAID ELY ROW LN 34.31' TO POB; S40.0227W 271.69' ALONG E ROW LN US HWY 66; S81 0048E 386.20'; N013351W 273.23'; S88.3711W 199.27' 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>S24</td> <td>S25 SPLIT</td> <td>01/2025</td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	S24	S25 SPLIT	01/2025																																					
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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size	0	0	
Lot Count			
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	72,250.00 x .51 = 36,869		
Factor Value			
Adjustments	3.7581		
Lot Value	138,556		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,110 / 1,110
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,110
Fixture/RghIn	18 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	483 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	145,541	131.12	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	94.52	Total Misc Impr	+ 5,567
Roofing Adj	+ 4.30	Garage Cost	+ 11,346
Subfloor Adj	+ 0.00	Total RCN	= 158,305
Heat/Cool Adj	+ 10.30	Depreciation (37%)	- 58,573
Plumbing Adj	+ 18.26	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 99,732
Adj Base Cost	= 127.38	Lot Value	+ 138,556
Total Area	x 1,110	Indicated Value	= 238,288
Adjusted Cost	= 141,392	Value Per SqFt	214.67

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	99,732		
Lot Value	138,556		
Indicated Value	238,288	214.67	Per SqFt
Agland Value			
Site Improvements	7,805		
Total Value	246,093	221.71	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1	2016	1	0.00
PRCH	SLAB PORCH - COVERED	45765	6x3			18	21.23
PRCH	SLAB PORCH - COVERED	45766	12x12			144	20.84
GENR	Generator - Residential Standby			1		1	2,184.00



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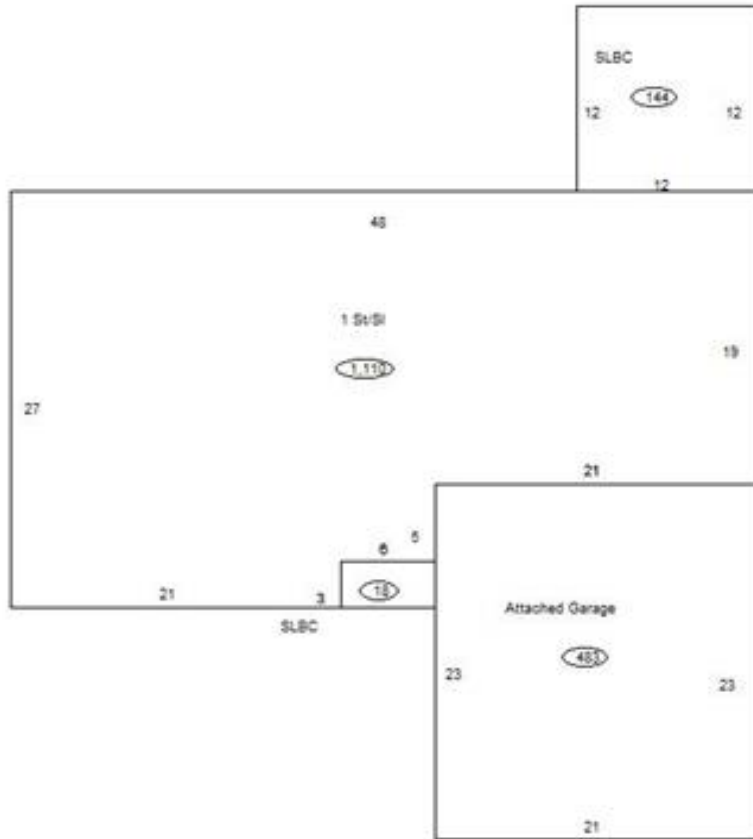
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,110	1.000	1,110
2	G	1		10	Attached Garage	483	1.000	483
3	M	PRCH		10	SLBC	18	1.000	18
4	M	PRCH		10	SLBC	144	1.000	144
Total Building Area						1,110		1,110



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			800	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (10.48 x 800)		8,384			8,384	2,096	6,288
	LF	LOAFING SHED	0x0x0			360	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (4.26 x 360)		1,534			1,534	384	1,150
	STF	STG FAIR	14x14x0			196	
	Qual	2	Cond 2	Year	Eff Age 2026		
	Valuation Summary		Modifier Total		RCN	Depr (60% Phys/ % Func)	RCNLD
Base Cost (4.68 x 196)		917			917	550	367