



# 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> 660109959 <b>Parcel ID</b> 000000-00-0-30010-075-0001 <b>Cadastral ID</b> 25-24-17-01461 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 2 <b>Tax Area</b> 29 - CHELSEA OT <b>Name ID</b> 346796 GOINS, CORDELL & CALLEE FROMAN  446 W 11TH ST CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 00446 W 11TH ST <b>Subdivision</b> CHELSEA O T <b>Lot/Block</b> 0001 / 0075 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 25 / 24 / 17 / 5 <b>Neighborhood</b> 1195 - R-V02-NE CHELSEA <b>School District</b> S003 - CHELSEA SCHOOLS					<p>660109959_001.JPG 8/6/2025</p>																																											
<b>Legal Description</b> Lot/Long: 36.53195962 -95.43933091																																																
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Lot Data		Square-Foot - NBHD 1195 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	15,390.00 x 1.10 = 16,929		
Factor Value			
Adjustments	0.0000		
Lot Value	16,929		



**Residential Data**

Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,834 / 1,834
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	UPDATE -
Year/Eff Age	1940 / 19

**GRM Approach**

GRM Code	
Gross Rent	0.00
Indicated Value	

**Multiple Regression**

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	108,675 59.26 Per SqFt

**Direct Comparables**

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	31,310 Per SqFt

**Cost Approach** Manual : 01/2025

Base Cost	94.18	Total Misc Impr	+	3,424
Roofing Adj	+ 4.35	Garage Cost	+	
Subfloor Adj	+ 1.14	Total RCN	=	212,830
Heat/Cool Adj	+ 11.47	Depreciation ( 24%)	-	51,079
Plumbing Adj	+ 3.04	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	161,751
Adj Base Cost	= 114.18	Lot Value	+	16,929
Total Area	x 1,834	Indicated Value	=	178,680
Adjusted Cost	= 209,406	Value Per SqFt		97.43

**Value Reconciliation**

Selected Approach	Cost Approach
Improvements	161,751
Lot Value	16,929
Indicated Value	178,680 97.43 Per SqFt
Agland Value	
Site Improvements	1,521
Total Value	180,201 98.26 Total Value Per SqFt

**Miscellaneous Improvements**

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2012	1	0.00		
PRCH	Porch	172785	18x8		144	23.78		3,424



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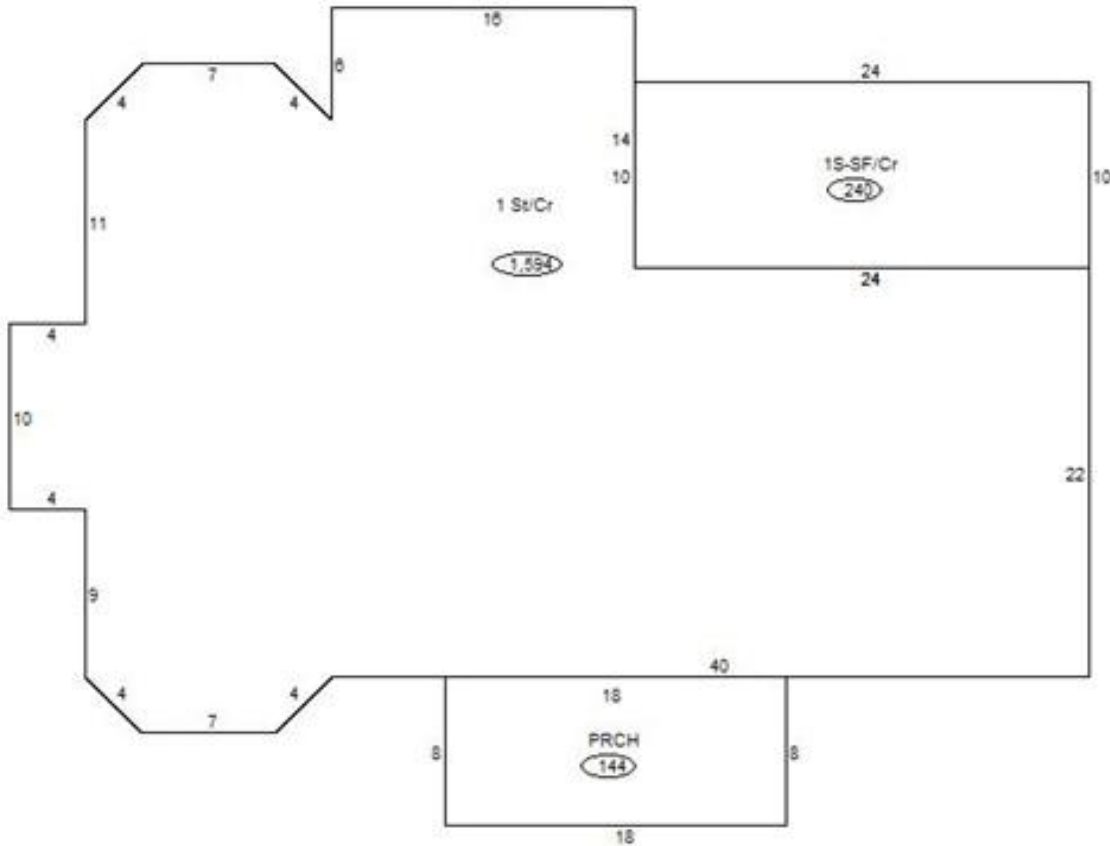
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### Sketch Image

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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	1,594	1.000	1,594
2	R	1	Crawl	10	1S-SF/Cr	240	1.000	240
3	M	PRCH		10	PRCH	144	1.000	144
<b>Total Building Area</b>						<b>1,834</b>		<b>1,834</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	22x24x6	Gravel	Composition Shingle	528
	Qual 3	Cond 2	Year 1995	Eff Age 31		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (90% Phys/ 0% Func)</b>		<b>RCNLD</b>
Base Cost (28.80 x 528)		15,206	15,206	13,685		1,521