



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 03:15:26  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000967 <b>Parcel ID</b> 22N17E-01-2-00000-000-0000 <b>Cadastral ID</b> 01-22-17-00710 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 71 - CHELSEA RURAL/FOYIL FIRE <b>Name ID</b> 300099 SPAULDING, SHIRLEY &  MARK 28354 D 4392 RD VINITA OK 74301-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 21214 E 410 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.43 - Acres <b>Sec/Twn/Rng</b> 1 / 22 / 17 / 2 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.42277479 -95.44955802 NE NE LOT 4					<b>Building Permits</b> <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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size			
Lot Count			
Units Buildable	2.43		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	105,232.00 x .46 = 48,088		
Factor Value			
Adjustments	1.0000		
Lot Value	48,088		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	1,512 / 1,512
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	1,512
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1991 / 19

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	130,642	86.40	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	98.74	Total Misc Impr	+	4,529	
Roofing Adj	+ 5.31	Garage Cost	+		
Subfloor Adj	+ -1.15	Total RCN	=	166,963	
Heat/Cool Adj	+ 0.84	Depreciation ( 24%)	-	40,071	
Plumbing Adj	+ 3.69	Lump Sums	+	5,448	
Basement Adj	+ 0.00	RCNLD	=	132,340	
Adj Base Cost	= 107.43	Lot Value	+	48,088	
Total Area	x 1,512	Indicated Value	=	180,428	
Adjusted Cost	= 162,434	Value Per SqFt		119.33	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	132,340		
Lot Value	48,088		
Indicated Value	180,428	119.33	Per SqFt
Agland Value			
Site Improvements			
Total Value	180,428	119.33	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	2722	192		192	23.59		4,529
WODO	Wood Deck - Open	162702	10x8		80	26.59		2,127
WODO	Wood Deck - Open	162703	14x10		140	23.72		3,321





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x12x6	Plank	Formed Metal	96
	Qual	3	Cond	3	Year	2020
				Eff Age	5	

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (27.79 x 96)	2,668		2,668	2,668