



# 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> 660000968 <b>Parcel ID</b> 22N17E-01-3-00000-000-0000 <b>Cadastral ID</b> 01-22-17-00800 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 71 - CHELSEA RURAL/FOYIL FIRE <b>Name ID</b> 26634 BURKS, RAYMOND A  13501 S 4240 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 13501 S 4240 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 40 - Acres <b>Sec/Twn/Rng</b> 1 / 22 / 17 / 3 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																																
<b>Legal Description</b> Lat/Long: 36.41420517 -95.45132064																																																																																																																
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<b>Lot Data</b> - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	1
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	1.00 x 1.00 = 1
Factor Value	
Adjustments	
Lot Value	1



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-9- 9/24/2020

<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,696 / 2,480
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air 100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1999 / 20

<b>GRM Approach</b>	
GRM Code	
Gross Rent	0.00
Indicated Value	

<b>Multiple Regression</b>	
MRA Code	
Adjusted R	
Indicated Value	

<b>Direct Comparables</b>	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	89.95	Total Misc Impr	+ 10,256
Roofing Adj	+ 3.72	Garage Cost	+ 22,896
Subfloor Adj	+ 0.00	Total RCN	= 326,338
Heat/Cool Adj	+ 15.54	Depreciation ( 23%)	- 75,058
Plumbing Adj	+ 9.01	Lump Sums	+ 1,012
Basement Adj	+ 0.00	RCNLD	= 252,292
Adj Base Cost	= 118.22	Lot Value	+ 1
Total Area	x 2,480	Indicated Value	= 252,293
Adjusted Cost	= 293,186	Value Per SqFt	101.73

<b>Value Reconciliation</b>			
Selected Approach	Cost Approach		
Improvements	252,292		
Lot Value	1		
Indicated Value	252,293	101.73	Per SqFt
Agland Value	2,523		
Site Improvements	25,230		
Total Value	280,046	112.92	Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR2	Fireplace - Residential 2 Story	0		1	1	7,271.21		7,271
PATO	SLAB PORCH - OPEN	2725	7x5		35	12.93		453
PATO	Patio - Open	2726	220		220	11.51		2,532
BALW	Balcony - Wood	162791	8x4		32	31.64		1,012





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	CARPORT DETACHED	60x30x10	Dirt	Formed Metal	1,800
	Qual 3	Cond 3	Year 2015	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (43% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.89 x 1,800)		14,202	14,202	6,107	8,095
	CPRV	CARPORT RV	40x18x12	Dirt	Formed Metal	720
	Qual 3	Cond 3	Year 2015	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (43% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.72 x 720)		5,558	5,558	2,390	3,168
	SHDS	SHED	12x12x6	Concrete	Composition Shingle	144
	Qual 2	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (17.49 x 144)		2,519	2,519	1,159	1,360
	BNGP	BARN	30x50x16	Dirt	Composition Shingle	1,500
	Qual 3	Cond 3	Year 1980	Eff Age 35		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (61% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (21.55 x 1,500)		32,325	32,325	19,718	12,607



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Lot Data		Primary Image	
Lot Size	-		
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method			
Base Lot Value			
Factor Value		\\tsclient\C\Users\TS\Pictures\2016-07-25 07-21-2016\07-21-2016   7/25/2016	
Residential Data		GRM Approach	
Type	1 Single Family Residence	GRM Code	
Condition	3 - Average	Gross Rent	0.00
Quality	3 - Average	Indicated Value	
Architecture	TRAD TRADITIONAL	Multiple Regression	
Style	100% One Story	MRA Code	1 Test
Exterior Wall	100% Frame, Siding, Vinyl	Adusted R	0.8445
Base/Total Area	1,568 / 1,568	Indicated Value	167,526 106.84 Per SqFt
Style	100% One Story	Direct Comparables	
HVAC	100% Warmed & Cooled Air	Selection Model	1 Res
Roof Cover	1 Composition Shingle	Adjustment Model	A2 AO Test
Area on Slab	1,568	Comparables	
Fixture/RghIn	11 /	Indicated Value	
Bed/F/H Bath	3 / 2.0 /	Value Reconciliation	
Basement Area		Selected Approach	Cost Approach
Garage Type		Improvements	152,498
Remodel		Lot Value	
Year/Eff Age	2002 / 18	Indicated Value	152,498 97.26 Per SqFt
		Agland Value	
		Site Improvements	1,112
		Total Value	153,610 97.97 Total Value Per SqFt
Cost Approach		Manual : 01/2025	
Base Cost	96.62	Total Misc Impr	+ 0
Roofing Adj	+ 4.61	Garage Cost	+ 0
Subfloor Adj	+ -2.19	Total RCN	= 190,622
Heat/Cool Adj	+ 12.64	Depreciation ( 20%)	- 38,124
Plumbing Adj	+ 9.89	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 152,498
Adj Base Cost	= 121.57	Lot Value	+ 0
Total Area	x 1,568	Indicated Value	= 152,498
Adjusted Cost	= 190,622	Value Per SqFt	97.26
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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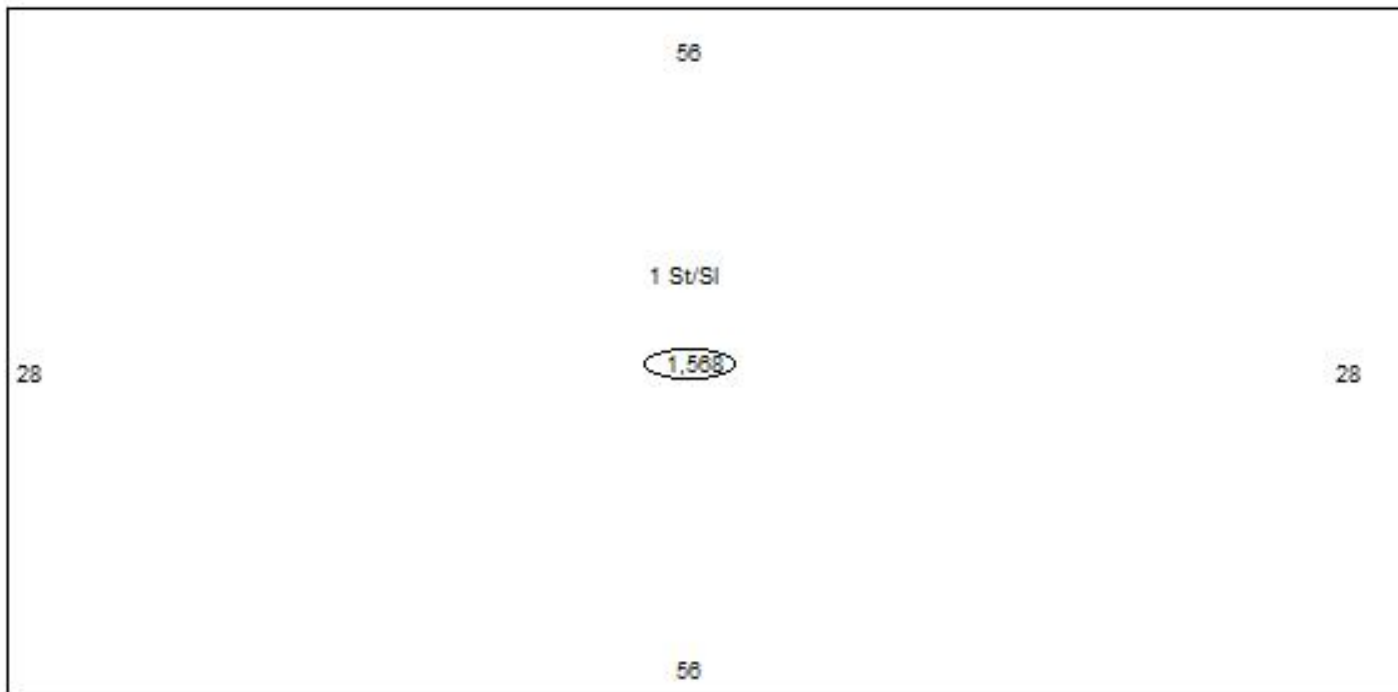
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### Sketch Image

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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/Sl	1,568	1.000	1,568
<b>Total Building Area</b>						1,568		1,568



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	CARPORT PORTABLE	18x20x8	Dirt	Formed Metal	360
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	<b>Valuation Summary</b> Base Cost (4.61 x 360) 1,660		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (33% Phys/ % Func)</b>	<b>RCNLD</b>
	SHDS	SHED	8x12x6	Plank	Composition Shingle	96
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	<b>Valuation Summary</b> Base Cost (27.79 x 96) 2,668		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20		0	10.000	36	36	360	360
HLC	HECTOR-LINKER FINE SANDY	TMBR	35		0	9.000	63	63	567	567
<b>TMBR Totals</b>						19.000			927	927
HC	HECTOR STONY SANDY LOAM	IMP PST	20		0	11.000	56	56	616	616
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35		0	10.000	98	98	980	980
<b>IMP PST Totals</b>						21.000			1,596	1,596
<b>Total Agland</b>						40.000			2,523	2,523