



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 660000969 Parcel ID 22N17E-01-4-00000-000-0000 Cadastral ID 01-22-17-00900 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 318750 BUELL, MANDA A & HERBIE D 13501 S 4245 RD CHELSEA OK 74016-0000 Parcel Location Situs 13501 S 4245 RD Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 1 / 22 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.41052612 -95.44232698																																																																																																																									
SW SE					Building Permits																																																																																																																				
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Lot Data - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,288 / 2,288
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,288
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1983 / 32

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	

Cost Approach Manual : 01/2025

Base Cost	99.63	Total Misc Impr	+	14,376
Roofing Adj	+ 4.35	Garage Cost	+	17,166
Subfloor Adj	+ -2.06	Total RCN	=	313,195
Heat/Cool Adj	+ 12.64	Depreciation (40%)	-	125,278
Plumbing Adj	+ 8.54	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	187,917
Adj Base Cost	= 123.10	Lot Value	+	
Total Area	x 2,288	Indicated Value	=	187,917
Adjusted Cost	= 281,653	Value Per SqFt		82.13

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	187,917		
Lot Value			
Indicated Value	187,917	82.13	Per SqFt
Agland Value	1,821		
Site Improvements	48,939		
Total Value	426,594	186.45	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	2731	22x6		132	26.52		3,501
PRCH	SLAB PORCH - COVERED	2732	20x10		200	26.30		5,260



Rogers

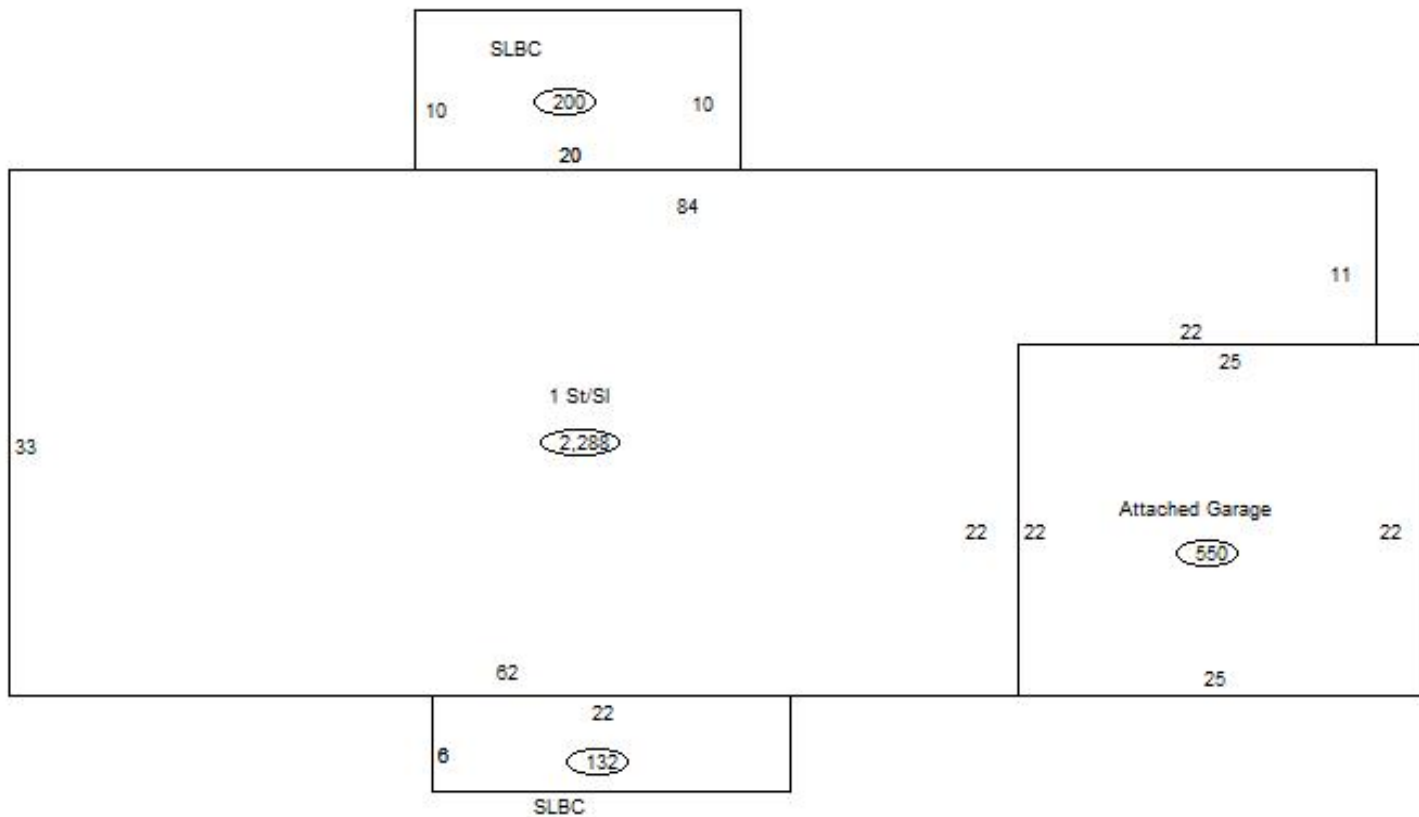
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,288	1.000	2,288
2	G	1		13	Attached Garage	550	1.000	550
3	M	PRCH		13	SLBC	132	1.000	132
4	M	PRCH		13	SLBC	200	1.000	200
Total Building Area						2,288		2,288



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EQSH	Equipment Shed	24x20x11	Gravel	Formed Metal	480
	Qual 3	Cond 3	Year 2020	Eff Age 5		

Valuation Summary	Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD
Base Cost (23.37 x 480) 11,218		11,218	1,010	10,208



SHDS	SHED	Dimensions	Floor	Roofing	Total Units
Qual 4	Cond 3	Year 2015	12x12x8	Concrete	Composition Shingle 144
				Eff Age 8	

Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (24.85 x 144) 3,578		3,578	1,324	2,254

SHDS	Shed - Small	Dimensions	Floor	Roofing	Total Units
Qual 3	Cond 3	Year 2015	12x12x8	Plank	Composition Shingle 144
				Eff Age 8	

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (25.00 x 144) 3,600		3,600	3,600	



UTIL	SHOP BUILDING	Dimensions	Floor	Roofing	Total Units
Qual 3	Cond 3	Year 2010	30x60x10	Concrete	Composition Shingle 1,800
				Eff Age 12	

Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (27.02 x 1,800) 48,636		48,636	12,159	36,477



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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			25.894	36	36	932	932
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			14.106	63	63	889	889
TMBR Totals						40.000			1,821	1,821
Total Agland						40.000			1,821	1,821