



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 18:15:20
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000970 Parcel ID 22N17E-01-4-00000-000-0000 Cadastral ID 01-22-17-01000 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 307170 JIM KEN LLC PO BOX 272 FOYIL OK 74031-0000 Parcel Location Situs 13475 S 4245 RD Subdivision Lot/Block / Parcel Size 34.85 - Acres Sec/Twn/Rng 1 / 22 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.41465762 -95.44162468 NW SE & SE SW NE LESS 10.15 AC TR IN NW SE DESC B 1404/527 AND LESS W/2 SE/4 SW/4 NE/4																																																																																																																									
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Date 04/17/2026
Time 18:15:20
Page 2

Units Buildable - 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	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,400 / 1,400
Style	100% One Story
HVAC	100% Forced Air Furnace 1 Wall Air Conditioners (
Roof Cover	4 Metal, Preformed
Area on Slab	1,400
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2000 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	85.65	Total Misc Impr	+ 7,262
Roofing Adj	+ 4.53	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 145,526
Heat/Cool Adj	+ 5.00	Depreciation (27%)	- 39,292
Plumbing Adj	+ 3.58	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 106,234
Adj Base Cost	= 98.76	Lot Value	+
Total Area	x 1,400	Indicated Value	= 106,234
Adjusted Cost	= 138,264	Value Per SqFt	75.88

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	106,234
Lot Value	
Indicated Value	106,234
Agland Value	1,930
Site Improvements	70,494
Total Value	178,658
	127.61
	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	2734	50x7		350	20.28		7,098
PATO	Slab Porch - Open	150023	4x4		16	10.24		164



Rogers

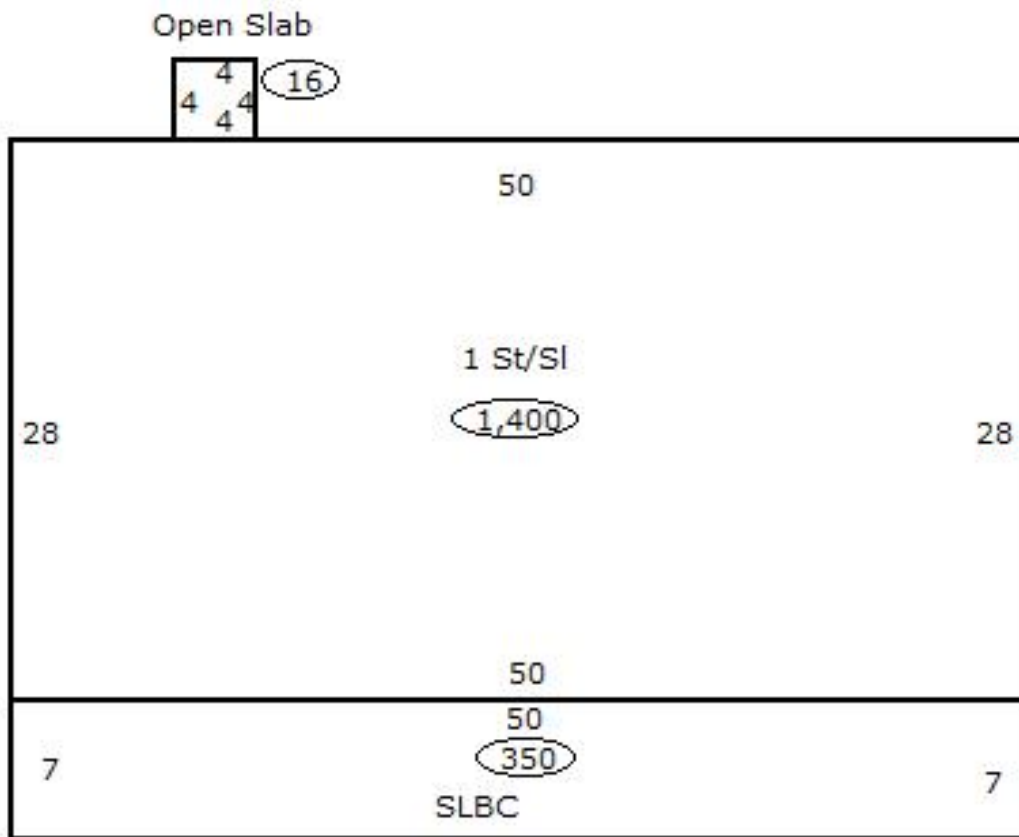
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Date 04/17/2026
 Time 18:15:20
 Page 3

Sketch Image

660000970



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,400	1.000	1,400
2	M	PRCH		13	SLBC	350	1.000	350
3	M	PATO		13	Open Slab	16	1.000	16
Total Building Area						1,400		1,400



Rogers

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Date 04/17/2026
Time 18:15:20
Page 4

660000970

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	40x30x10	Concrete	Formed Metal	1,200	
	Qual	3	Cond 3	Year 2021	Eff Age 4		
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)		RCNLD
	Base Cost (29.51 x 1,200)		35,412		35,412	2,479	32,933
	SHDS	Shed - Small	15x14x10	Concrete	Composition Roll	210	
	Qual	5	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
	Base Cost (30.62 x 210)		6,430		6,430	2,379	4,051
	SHDS	Shed - Small	24x12x8	Plank	Formed Metal	288	
	Qual	2	Cond 2	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)		RCNLD
	Base Cost (18.81 x 288)		5,417		5,417	3,792	1,625
	UTIL	Utility Building	30x50x10	Concrete	Formed Metal	1,500	
	Qual	3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)		RCNLD
	Base Cost (28.15 x 1,500)		42,225		42,225	20,690	21,535
	BNGP	BARN	80x22x0	Dirt	Galvanized Metal	1,760	
	Qual	3	Cond 2	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)		RCNLD
	Base Cost (18.97 x 1,760)		33,387		33,387	23,037	10,350



Rogers

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Date 04/17/2026
Time 18:15:20
Page 5

Agland Inventory

660000970

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	5.850	36	36	211	211
HC	HECTOR STONY SANDY LOAM	TMBR	20		0	4.000	36	36	144	144
HLC	HECTOR-LINKER FINE SANDY	TMBR	35		0	6.000	63	63	378	378
HLC	HECTOR-LINKER FINE SANDY	TMBR	35		0	19.000	63	63	1,197	1,197
TMBR Totals						34.850			1,930	1,930
Total Agland						34.850			1,930	1,930