



# 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> 660000975 <b>Parcel ID</b> 22N17E-01-2-00000-000-0000 <b>Cadastral ID</b> 01-22-17-01400 <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> 312610 LEE, ROBERT W & NOU XIONG  13390 S 4245 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 13390 S 4245 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 1 / 22 / 17 / 2 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S003 - CHELSEA SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-9- 9/24/2020</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.41706390 -95.44550737 W 550' E 555' S 792' SE NW.																																																																																																																									
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 0 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> Square-Foot <b>Base Lot Value</b> <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b>		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	20% Frame, Siding, Wood 80% Frame, Siding, Vin
<b>Base/Total Area</b>	1,464 / 1,464
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Floor Furnace
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	7 /
<b>Bed/F/H Bath</b>	3 / 1.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1961 / 49

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

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

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

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	95.73	<b>Total Misc Impr</b>	+ 8,843				
<b>Roofing Adj</b>	+ 4.45	<b>Garage Cost</b>	+ 0				
<b>Subfloor Adj</b>	+ 1.18	<b>Total RCN</b>	= 169,151				
<b>Heat/Cool Adj</b>	+ 1.84	<b>Depreciation ( 56%)</b>	- 94,725				
<b>Plumbing Adj</b>	+ 6.30	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 74,426				
<b>Adj Base Cost</b>	= 109.50	<b>Lot Value</b>	+ 0				
<b>Total Area</b>	x 1,464	<b>Indicated Value</b>	= 74,426				
<b>Adjusted Cost</b>	= 160,308	<b>Value Per SqFt</b>	50.84				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	74,426		
<b>Lot Value</b>			
<b>Indicated Value</b>	74,426	50.84	Per SqFt
<b>Agland Value</b>	980		
<b>Site Improvements</b>	8,924		
<b>Total Value</b>	84,330	57.60	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	2743	18x5		90	23.99		2,159
PRCH	SLAB PORCH - COVERED	2744	11x6		66	24.06		1,588



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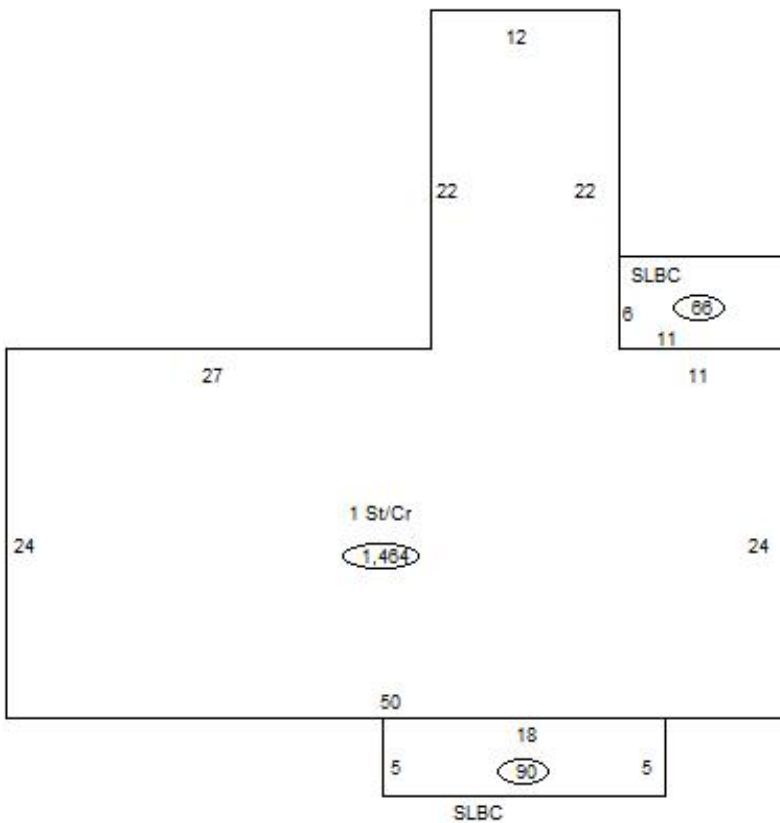
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,464	1.000	1,464
2	M	PRCH		13	SLBC	90	1.000	90
3	M	PRCH		13	SLBC	66	1.000	66
<b>Total Building Area</b>						1,464		1,464



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	DETACHED GARAGE	35x24x8	Concrete	Formed Metal	840
	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 (27.24 x 840)		22,882	22,882	13,958		8,924



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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
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35			10.000	98	98	980	980
<b>IMP PST Totals</b>						10.000			980	980
<b>Total Agland</b>						10.000			980	980