



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 03:10:30  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000979 <b>Parcel ID</b> 22N17E-01-4-00000-000-0000 <b>Cadastral ID</b> 01-22-17-01800 <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> 309000 HANKS, RUSSELL J  13505 S 4250 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 13505 S 4250 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2 - Acres <b>Sec/Twn/Rng</b> 1 / 22 / 17 / 4 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.41171756 -95.43592322																																																																																																																									
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Date 04/17/2026  
 Time 03:10:30  
 Page 2

<b>Lot Data</b> - 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	



DTGF 9/24/2020

<b>Residential Data</b>	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

**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	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

**Value Reconciliation**

Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	96
Site Improvements	17,648
Total Value	17,744 0.00 Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



# Rogers

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Date 04/17/2026  
 Time 03:10:31  
 Page 3

660000979

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	20x40x12	Plank	Formed Metal	800
	Qual 3	Cond 3	Year 2020	Eff Age 5		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (23% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (21.02 x 800)	16,816		16,816	3,868	12,948



PCPT	CARPORT PORTABLE	20x40x12	Concrete	Formed Metal	800
Qual 3	Cond 3	Year 2010	Eff Age 12		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (6.24 x 800)	4,992		4,992	4,992	



DTGF	DETACHED GARAGE FAIR	24x24x8	Concrete	Formed Metal	576
Qual 2	Cond 3	Year 2000	Eff Age 20		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (16.00 x 576)	9,216		9,216	4,516	4,700



# Rogers

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Date 04/17/2026  
Time 03:10:31  
Page 4

### Agland Inventory

660000979

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HC	HECTOR STONY SANDY LOAM	NTV PST	20		0	2.000	48	48	96	96
<b>NTV PST Totals</b>						2.000			96	96
<b>Total Agland</b>						2.000			96	96