



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:11:46
 Page 1

Assessment Data					Primary Image																																																																																																											
Account 660000980 Parcel ID 22N17E-01-1-00000-000-0000 Cadastral ID 01-22-17-01900 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 262101 COWAN, REX DALE 13380 S 4250 RD CHELSEA OK 74016-0000 Parcel Location Situs 13380 S 4250 RD Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 1 / 22 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS					<p>660000980_001.JPG 12/10/2024</p>																																																																																																											
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Date 04/17/2026
Time 04:11:46
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	



660000980_001.JPG 12/10/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,513 / 1,513
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,513
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	825 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

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	106.79	Total Misc Impr	+ 25,762
Roofing Adj	+ 4.85	Garage Cost	+ 24,577
Subfloor Adj	+ -2.31	Total RCN	= 250,403
Heat/Cool Adj	+ 12.64	Depreciation (8%)	- 20,032
Plumbing Adj	+ 10.26	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 230,371
Adj Base Cost	= 132.23	Lot Value	+ 230,371
Total Area	x 1,513	Indicated Value	= 230,371
Adjusted Cost	= 200,064	Value Per SqFt	152.26

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	230,371		
Lot Value			
Indicated Value	230,371	152.26	Per SqFt
Agland Value	2,490		
Site Improvements	6,503		
Total Value	469,735	310.47	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	Porch	127459	27x8		216	26.25		5,670
PRCH	Breezeway - Open	127460	14x11		154	26.45		4,073
PRCH	Porch	162684	17x7		119	26.55		3,159
SOLP	Solar Panels		23		23	315.00		7,245



Rogers

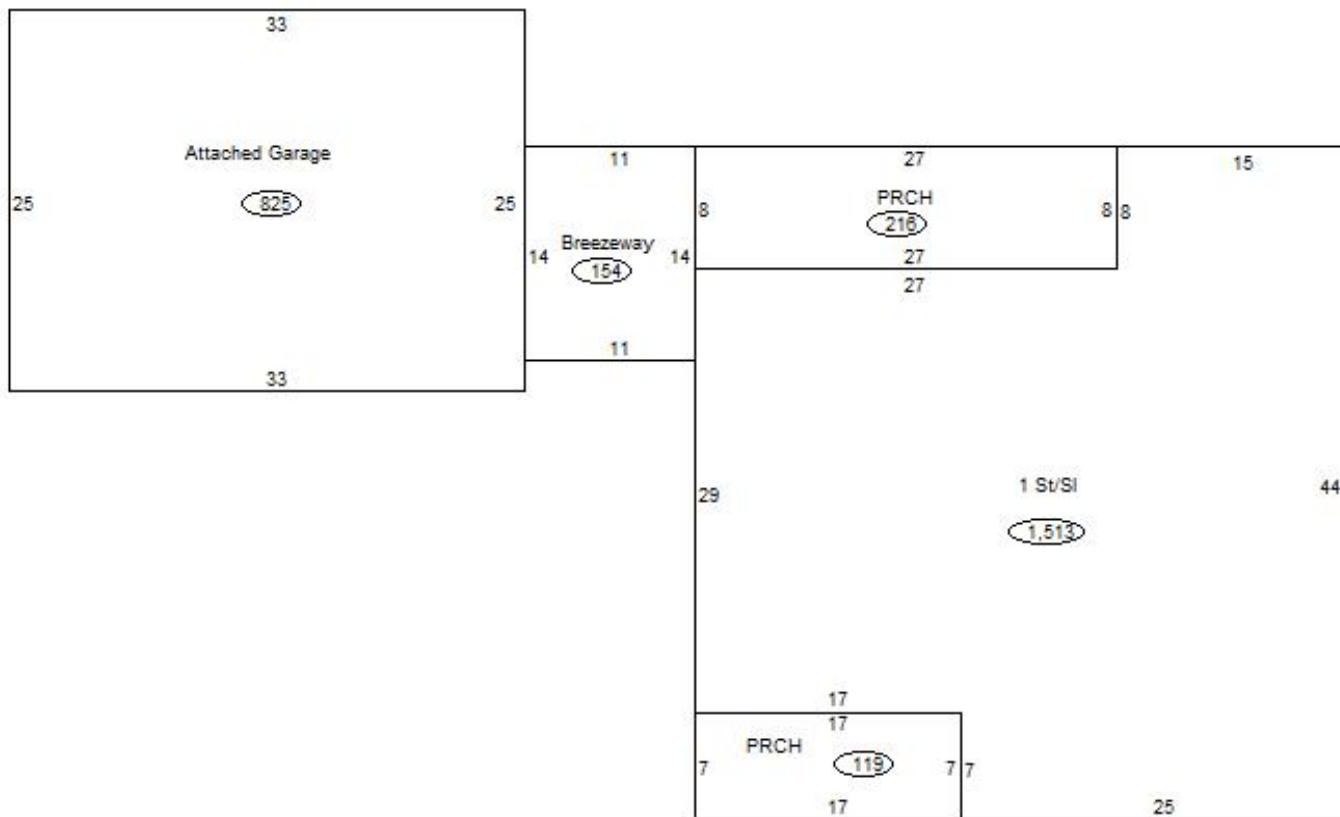
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Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:11:46
 Page 3

Sketch Image

660000980



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,513	1.000	1,513
2	G	1		13	Attached Garage	825	1.000	825
3	M	PRCH		13	PRCH	216	1.000	216
4	M	PRCH		13	Breezeway	154	1.000	154
5	M	PRCH		13	PRCH	119	1.000	119
Total Building Area						1,513		1,513



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Time 04:11:46
Page 4

660000980

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x10x8	Plank	Composition Shingle	120
	Qual 3	Cond 3	Year 2010	Eff Age 12		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (25.97 x 120)	3,116		3,116	3,116



BNGP	BARN		30x23x8	Gravel	Galvanized Metal	690
Qual 3	Cond 3	Year 1985	Eff Age 31			

Valuation Summary	Modifier Total	RCN	Depr (58% Phys/ % Func)	RCNLD
Base Cost (20.40 x 690)	14,076		8,164	5,912

LNT0	Lean To - Attached		10x30x8	Gravel	Galvanized Metal	300
Qual 3	Cond 3	Year 1985	Eff Age 31			

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (9.85 x 300)	2,955		2,364	591



Rogers

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Date 04/17/2026
Time 04:11:46
Page 5

Agland Inventory

660000980

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			1.104	36	36	40	40
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			38.896	63	63	2,450	2,450
TMBR Totals						40.000			2,490	2,490
Total Agland						40.000			2,490	2,490