



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 12:20:52
Page 1

Assessment Data					Primary Image																																																																																																											
Account 660000981 Parcel ID 22N17E-01-1-00000-000-0000 Cadastral ID 01-22-17-02000 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 343038 SANDERS, HEATH E & MARY B 13415 S 4245 RD CHELSEA OK 74016-0000 Parcel Location Situs 13415 S 4245 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 1 / 22 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS																																																																																																																
Legal Description Lat/Long: 36.41687600 -95.44343268																																																																																																																
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	10	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	439,249.00 x .30 = 131,592	
Factor Value		
Adjustments	1.1064	
Lot Value	145,593	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,154 / 2,154
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,154
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2018 / 6

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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	303,772	141.03	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	96.21	Total Misc Impr	+	8,580	
Roofing Adj	+ 5.81	Garage Cost	+		
Subfloor Adj	+ -3.27	Total RCN	=	274,793	
Heat/Cool Adj	+ 14.47	Depreciation (6%)	-	16,488	
Plumbing Adj	+ 10.37	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	258,305	
Adj Base Cost	= 123.59	Lot Value	+	145,593	
Total Area	x 2,154	Indicated Value	=	403,898	
Adjusted Cost	= 266,213	Value Per SqFt		187.51	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	258,305		
Lot Value	145,593		
Indicated Value	403,898	187.51	Per SqFt
Agland Value			
Site Improvements	41,125		
Total Value	445,023	206.60	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	138606	20x8		160	28.96		4,634
PATO	SLAB PORCH - OPEN	138607	8x4		32	12.93		414
PATO	Patio - Open	138608	24x15		360	9.81		3,532



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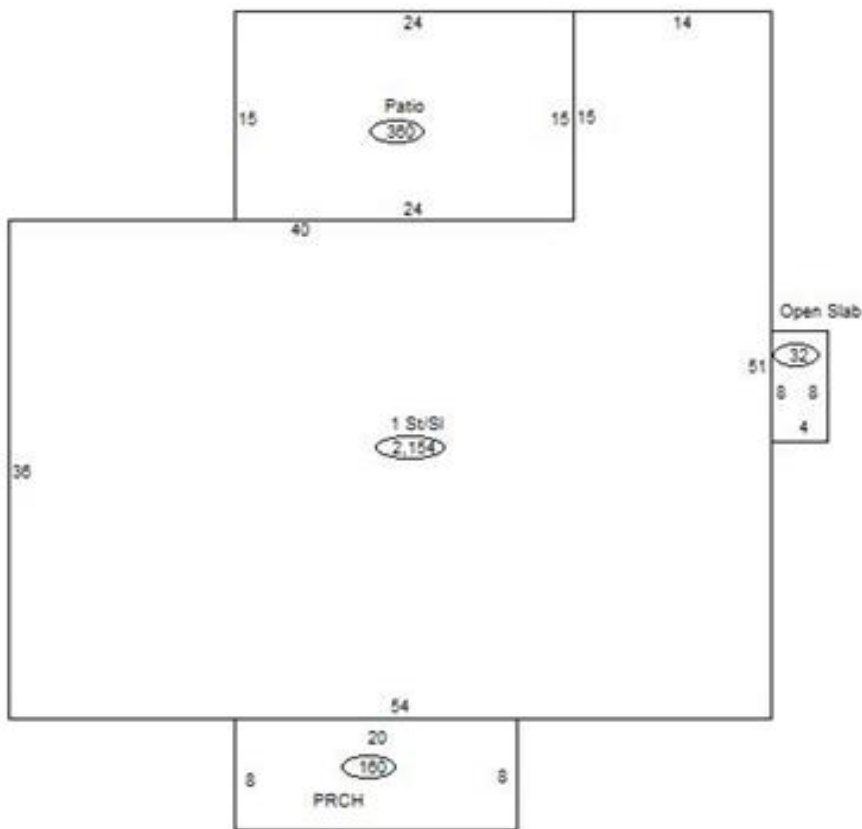
Date 04/17/2026

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Sketch Image

660000981



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,154	1.000	2,154
2	M	PRCH		13	PRCH	160	1.000	160
3	M	PATO		13	Open Slab	32	1.000	32
4	M	PATO		13	Patio	360	1.000	360
Total Building Area						2,154		2,154



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	30x40x10	Concrete	Formed Metal	1,200
	Qual 4	Cond 3	Year 2020	Eff Age 5		
		Valuation Summary	Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD
		Base Cost (37.66 x 1,200)	45,192	45,192	4,067	41,125