



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 05:54:02
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Assessment Data					Primary Image																																																																																																											
Account 660000982 Parcel ID 22N17E-01-1-00000-000-0000 Cadastral ID 01-22-17-02100 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 258720 MARTIN, NELLIE L 13201 S 4245 RD CHELSEA OK 74016-0000 Parcel Location Situs 13201 S 4245 RD Subdivision Lot/Block / Parcel Size 8 - Acres Sec/Twn/Rng 1 / 22 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS																																																																																																																
Legal Description Lat/Long: 36.42046849 -95.44338716																																																																																																																
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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size			
Lot Count			
Units Buildable	8		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	373,052.00 x .31 = 115,043		
Factor Value			
Adjustments	1.0000		
Lot Value	115,043		



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

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1.5 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Rustic Log 50% Frame, Siding, Wood
Base/Total Area	1,519 / 1,519
Style	100% One Story
HVAC	100% Wall Furnace 4 Wall Air Conditioners (Count)
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1985 / 41

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	87,525 57.62 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	75,258
Lot Value	115,043
Indicated Value	190,301 125.28 Per SqFt
Agland Value	
Site Improvements	
Total Value	190,301 125.28 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	86.59	Total Misc Impr	+ 4,394
Roofing Adj	+ 3.80	Garage Cost	+
Subfloor Adj	+ 2.31	Total RCN	= 151,129
Heat/Cool Adj	+ 0.73	Depreciation (51%)	- 77,076
Plumbing Adj	+ 3.17	Lump Sums	+ 1,205
Basement Adj	+ 0.00	RCNLD	= 75,258
Adj Base Cost	= 96.60	Lot Value	+ 115,043
Total Area	x 1,519	Indicated Value	= 190,301
Adjusted Cost	= 146,735	Value Per SqFt	125.28

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1	1	4,394.05		4,394
WODO	Wood Deck - Open	2754	8x6		48	25.10		1,205



Rogers

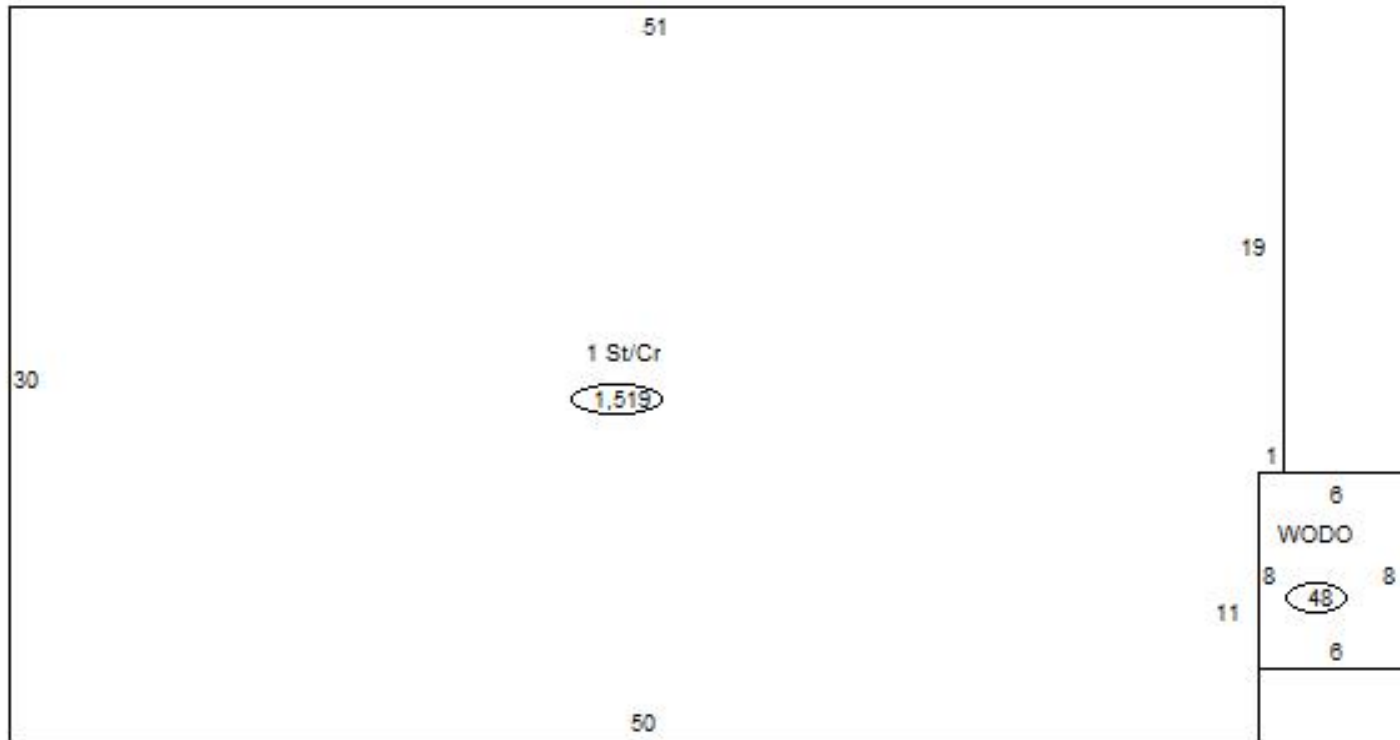
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Sketch Image

660000982



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,519	1.000	1,519
2	M	WODO		10	WODO	48	1.000	48
Total Building Area						1,519		1,519



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	SHED	10x8x8	Plank	Composition Shingle	80
	Qual	2	Cond 2	Year	Eff Age	11
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (24.87 x 80)	1,990		1,990	1,990



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	1,710 / 1,710
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	400 Carport - Gable Roof
Remodel	
Year/Eff Age	1997 / 29

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	185,373	108.41	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	94.79	Total Misc Impr	+	3,424	
Roofing Adj	+ 4.31	Garage Cost	+	3,240	
Subfloor Adj	+ 1.16	Total RCN	=	211,813	
Heat/Cool Adj	+ 11.47	Depreciation (39%)	-	82,607	
Plumbing Adj	+ 8.24	Lump Sums	+	6,159	
Basement Adj	+ 0.00	RCNLD	=	135,365	
Adj Base Cost	= 119.97	Lot Value	+		
Total Area	x 1,710	Indicated Value	=	135,365	
Adjusted Cost	= 205,149	Value Per SqFt		79.16	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	135,365		
Lot Value			
Indicated Value	135,365	79.16	Per SqFt
Agland Value			
Site Improvements			
Total Value	135,365	79.16	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	2755	18x8		144	23.78		3,424
WODO	WOOD DECK - OPEN	2758	512		512	16.04	25%	6,159



Rogers

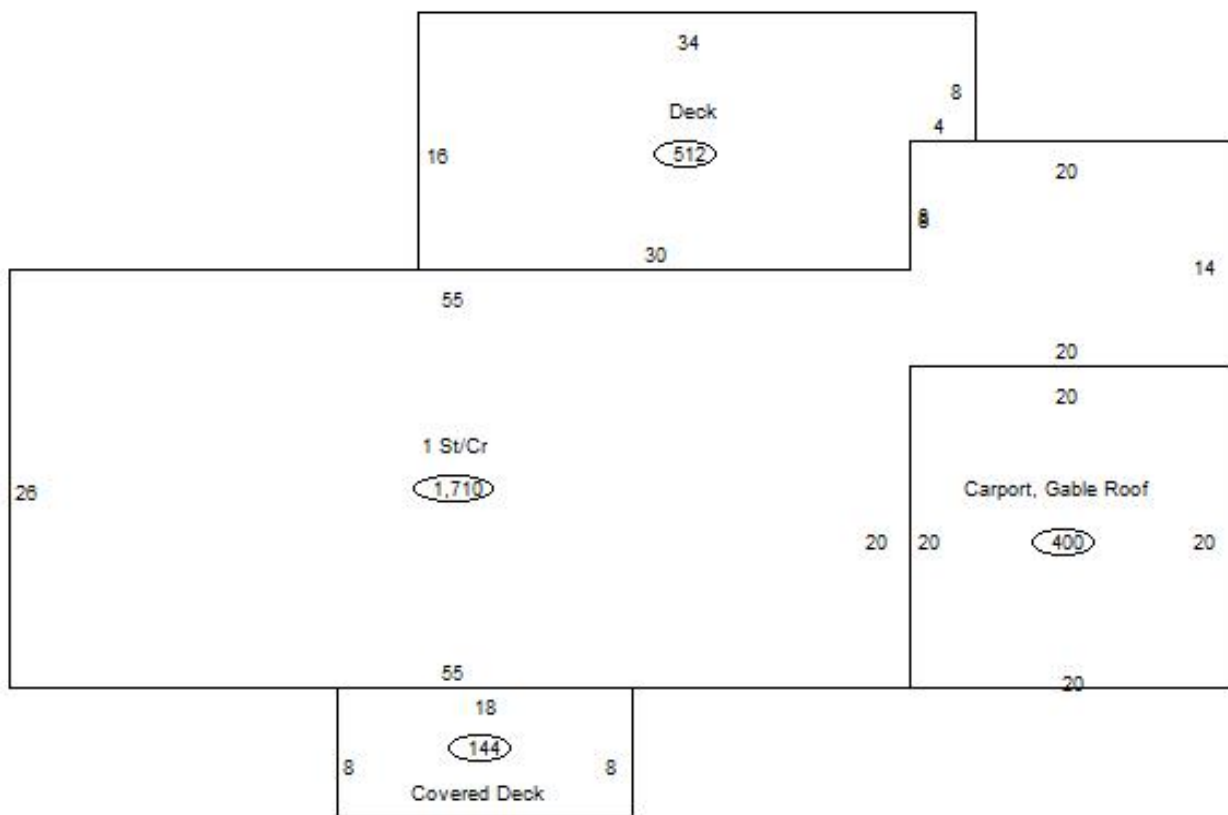
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Sketch Image

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Sketch Vector Information

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1	M	PRCH		13	WODC	144	1.000	144
2	G	3		13	Carport, Gable Roof	400	1.000	400
3	R	1	Crawl	13	1 St/Cr	1,710	1.000	1,710
4	M	WODO		13	WODO	512	1.000	512
Total Building Area						1,710		1,710