




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 12:09:58  
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Assessment Data					Primary Image																																																																																																											
<b>Account</b> 660001051 <b>Parcel ID</b> 24N18E-01-1-00000-000-0000 <b>Cadastral ID</b> 01-24-18-00100 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 14 - CHELSEA RURAL <b>Name ID</b> 312056 WILKINS, CALVIN TRUSTEE  431176 E 290 RD VINITA OK 74301-0000  <b>Parcel Location</b> <b>Situs</b> 01006 S 4310 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 65.53 - Acres <b>Sec/Twn/Rng</b> 1 / 24 / 18 / 1 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS					 <p>660001051_001.JPG 4/22/2025</p>																																																																																																											
<b>Legal Description</b> Lat/Long: 36.59466358 -95.33064293																																																																																																																
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<b>Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE)</b>	
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	



<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1 - Low
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Masonry, Concrete Block
Base/Total Area	240 / 456
Style	100% 1 1/2 Story Finished
HVAC	100% Forced Air Furnace
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 / 57

660001051\_001.JPG 4/22/2025

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

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

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

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	80.59	Total Misc Impr	+ 0
Roofing Adj	+ 2.25	Garage Cost	+ 0
Subfloor Adj	+ 1.43	Total RCN	= 45,007
Heat/Cool Adj	+ 4.52	Depreciation ( 83%)	- 37,356
Plumbing Adj	+ 9.91	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 7,651
Adj Base Cost	= 98.70	Lot Value	+ 7,651
Total Area	x 456	Indicated Value	= 7,651
Adjusted Cost	= 45,007	Value Per SqFt	16.78

<b>Value Reconciliation</b>	
Selected Approach	Cost Approach
Improvements	7,651
Lot Value	
Indicated Value	7,651 16.78 Per SqFt
Agland Value	6,558
Site Improvements	
Total Value	21,860 47.94 Total Value Per SqFt

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



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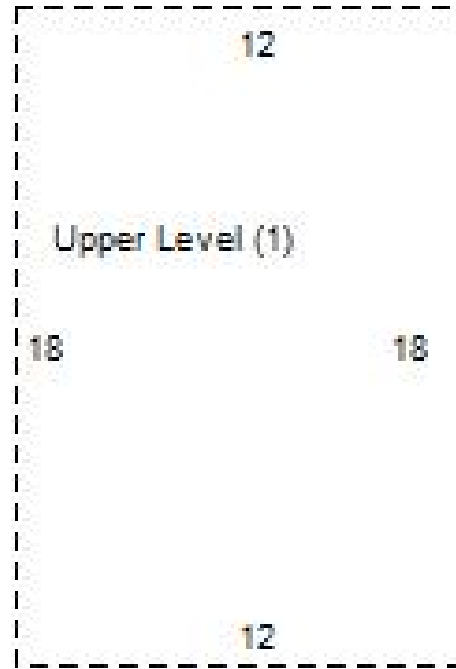
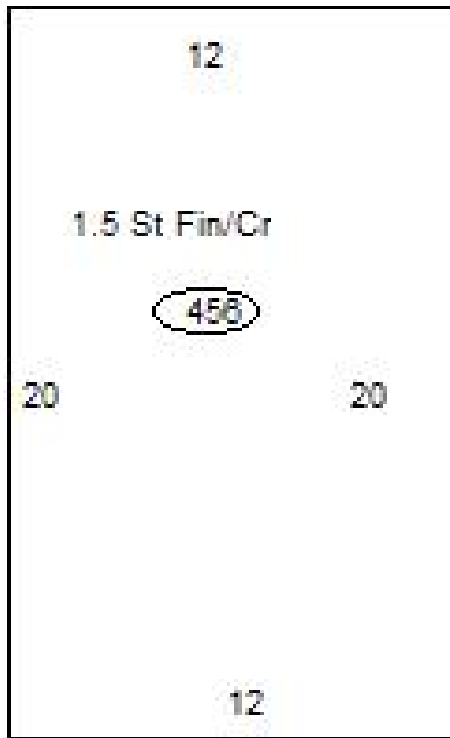
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### Sketch Image

660001051



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	240	1.900	456
2	U	^UL		10	Upper Level (1)	216	1.000	216
<b>Total Building Area</b>						240		456



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### Agland Inventory

660001051

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			21.411	142	142	3,032	3,032
BDC2	BATES-DENNIS SOILS 3-5% S	TMBR	59			13.917	106	106	1,478	1,478
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			28.277	63	63	1,781	1,781
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35			.365	84	84	31	31
LKB	LINKER FINE SANDY LOAM 1-	NTV PST	63			1.561	151	151	236	236
<b>NTV PST Totals</b>						65.530			6,558	6,558
<b>Total Agland</b>						65.530			6,558	6,558