



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 09:14:46
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Assessment Data					Primary Image																																																																																																																				
Account 660001676 Parcel ID 23N16E-02-1-00000-000-0000 Cadastral ID 02-23-16-00700 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 329550 WILBER, JAMES E & REBECCA L FINCHER-WILBER 1201 NW 182ND ST EDMOND OK 73012-0000 Parcel Location Situs 07500 S 4175 RD Subdivision Lot/Block / Parcel Size 1.39 - Acres Sec/Twn/Rng 2 / 23 / 16 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>\\tsclient\Z\BUFFY\BUFFY NEW CONST\08102021\IMG_0001.JPG 8/10/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.50417915 -95.56966321																																																																																																																									
BEG 300' S NE/C W2 SW SW NE TO POB: TH W 305'; S 100'; E 305'; N 100' TO POB (.70 AC SUBJECT TO EASEMENT FOR RD) AND TR DESC AS BEG 200' SOUTH OF NE/C OF W/2 SW/4 SW/4 NE/4; TH S 100'; TH W 305'; TH N 100'; TH E 305' TO POB (SUBJECT TO ROAD EASEMENT)					Building Permits																																																																																																																				
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Lot Data		Square-Foot - NBHD 4050 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	51,701.00 x .66 = 33,939							
Factor Value								
Adjustments	1.0000							
Lot Value	33,939							
Residential Data				660001676_002.JPG 1/29/2025				
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent 0.00				
Architecture				Indicated Value				
Style				Multiple Regression				
Exterior Wall				MRA Code				
Base/Total Area /				Adusted R				
Style				Indicated Value				
HVAC				Direct Comparables				
Roof Cover				Selection Model 1 Res				
Area on Slab				Adjustment Model A2 AO Test				
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach Cost Approach				
Remodel				Improvements				
Year/Eff Age /				Lot Value 33,939				
Cost Approach		Manual : 01/2025		Indicated Value 33,939 0.00 Per SqFt				
Base Cost	0.00	Total Misc Impr	+ 0	Agland Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Site Improvements 12,040				
Subfloor Adj	+ 0.00	Total RCN	= 0	Total Value 45,979 0.00 Total Value Per SqFt				
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	+ 33,939					
Total Area	x	Indicated Value	= 33,939					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	18x20x8	Dirt	Formed Metal	360
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
	Base Cost (4.67 x 360)		1,681		1,681	1,681
	BNGP	Barn - General Purpose	20x30x8	Dirt	Formed Metal	600
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	
	Base Cost (21.86 x 600)		13,116		13,116	6,427
						6,689
	BNGP	Barn - General Purpose	20x24x8	Dirt	Formed Metal	480
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	
	Base Cost (21.86 x 480)		10,493		10,493	5,142
						5,351



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



\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0028 (5).JPG 1/6/2021

Residential Data	
Type	6 Mobile Home 56 x 16
Condition	2 - Fair
Quality	2 - Fair
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	896 / 896
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	2 / 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	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	33.72	Total Misc Impr	+ 22,656				
Roofing Adj	+ 2.74	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 65,458				
Heat/Cool Adj	+ 4.35	Depreciation (80%)	- 52,366				
Plumbing Adj	+ 6.96	Lump Sums	+ 5,731				
Basement Adj	+ 0.00	RCNLD	= 18,823				
Adj Base Cost	= 47.77	Lot Value	+ 0				
Total Area	x 896	Indicated Value	= 18,823				
Adjusted Cost	= 42,802	Value Per SqFt	21.01				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	18,823		
Lot Value			
Indicated Value	18,823	21.01	Per SqFt
Agland Value			
Site Improvements			
Total Value	18,823	21.01	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0						
EPSW	ENCLOSED PORCH - SOLID WALL	149139	20x10		200	36.62		7,324
EPSW	ENCLOSED PORCH - SOLID WALL	149140	21x14		294	36.23		10,652
WODC	Wood Deck - Covered	150621	18x7		126	40.22	35%	3,294
WODO	Wood Deck - Open	150622	23x8		184	20.38	35%	2,437
EPSW	Enclosed Porch - Solid Wall	150623	12x10		120	36.95		4,434
LTP	Lean-To PORCH	150624	14x6		84	2.93		246



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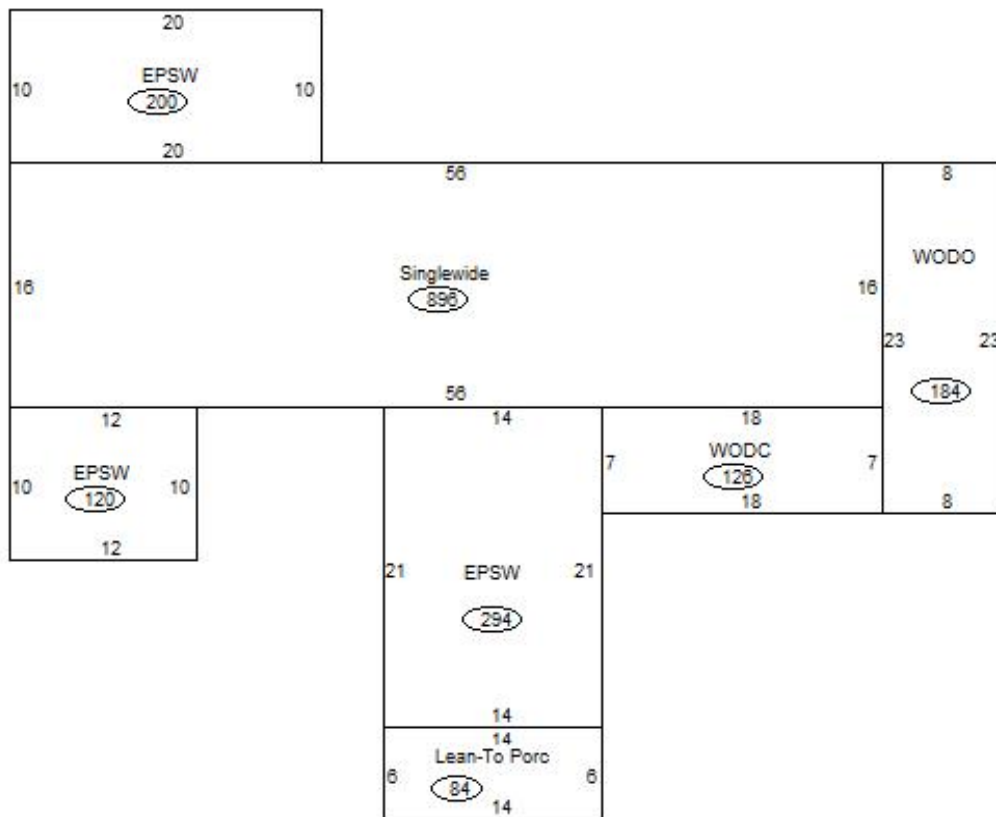
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		13	Singlewide	896	1.000	896
2	M	EPSW		13	EPSW	200	1.000	200
3	M	EPSW		13	EPSW	294	1.000	294
4	M	WODC		13	WODC	126	1.000	126
5	M	WODO		13	WODO	184	1.000	184
6	M	EPSW		13	EPSW	120	1.000	120
7	M	LTP		13	Lean-To Porc	84	1.000	84
Total Building Area						896		896