




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 08:48:35
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001684 Parcel ID 23N16E-02-1-00000-000-0000 Cadastral ID 02-23-16-01400 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 279416 YARBER, KENNETH R & JACOB W KELLY 6600 E 390 RD OOLOGAH OK 74053-0000 Parcel Location Situs 07520 S 4175 RD Subdivision Lot/Block / Parcel Size .71 - Acres Sec/Twn/Rng 2 / 23 / 16 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					 <p>660001684_001.JPG 1/29/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.50375417 -95.56962161 BEG: 400'S NE/C W2 SW SW NE, TH W 305'; S 100'; E 305'; N 100' TO POB(SUBJECT TO 25' ROAD EASEMENT)																																																																																																																									
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Time 08:48:35
Page 2

Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.5967 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 25,992.00 x .72 = 18,714 Factor Value Adjustments 1.0000 Lot Value 18,714		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	864 / 864
Style	100% One Story
HVAC	100% Electric Baseboard
Roof Cover	1 Composition Shingle
Area on Slab	864
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	FULL -
Year/Eff Age	1973 / 21

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 62,722 72.59 Per SqFt

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

Value Reconciliation
Selected Approach Cost Approach Improvements 77,898 Lot Value 18,714 Indicated Value 96,612 111.82 Per SqFt Agland Value Site Improvements Total Value 96,612 111.82 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.78	Total Misc Impr	+ 16,784				
Roofing Adj	+ 4.33	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 109,716				
Heat/Cool Adj	+ 0.77	Depreciation (29%)	- 31,818				
Plumbing Adj	+ 5.67	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 77,898				
Adj Base Cost	= 107.56	Lot Value	+ 18,714				
Total Area	x 864	Indicated Value	= 96,612				
Adjusted Cost	= 92,932	Value Per SqFt	111.82				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,485.02		4,485
PRCH	Porch	4514	14x10		140	20.43		2,860
EPSW	ENCLOSED PORCH - SOLID WALL	4515	12x8		96	54.09		5,193
PRCH	SLAB PORCH - COVERED	116301	21x10		210	20.22		4,246



Rogers

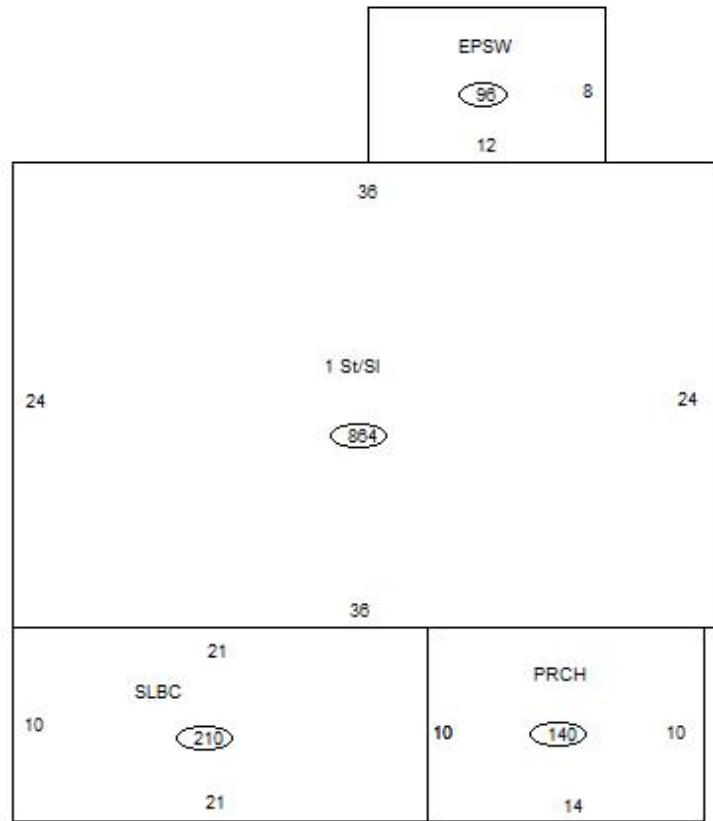
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 Page 3

Sketch Image

660001684



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	864	1.000	864
2	M	PRCH		10	PRCH	140	1.000	140
3	M	EPSW		10	EPSW	96	1.000	96
4	M	PRCH		10	SLBC	210	1.000	210
Total Building Area						864		864



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Page 4

660001684

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120
	Qual 4	Cond 3	Year 2022	Eff Age 3		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (28.46 x 120)	3,415		3,415	3,415