



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660001721 Parcel ID 23N17E-02-1-00000-000-0000 Cadastral ID 02-23-17-00700 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 337458 ADOLPHSON, KEVIN & LINDSAY 7070 S 4240 RD CHELSEA OK 74016-0000 Parcel Location Situs 07070 S 4240 RD Subdivision Lot/Block / Parcel Size 39.47 - Acres Sec/Twn/Rng 2 / 23 / 17 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.50934085 -95.45807713																																																																																																																									
N2 LOTS 1 & 2					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R20</td> <td>R20- NEW GREENHOUSES</td> <td>10/2019</td> <td>01/2020</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R20- NEW GREENHOUSES	10/2019	01/2020																																																																																																							
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Lot Data - CHELSEA FOYIL RURAL (UNITS BUILDABLE)	
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	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,602 / 1,602
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,602
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1983 / 32

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	103.34	Total Misc Impr	+ 7,260
Roofing Adj	+ 4.37	Garage Cost	+ 13,016
Subfloor Adj	+ -1.13	Total RCN	= 222,833
Heat/Cool Adj	+ 11.24	Depreciation (42%)	- 93,590
Plumbing Adj	+ 8.61	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 129,243
Adj Base Cost	= 126.44	Lot Value	+ 129,243
Total Area	x 1,602	Indicated Value	= 129,243
Adjusted Cost	= 202,557	Value Per SqFt	80.68

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	129,243		
Lot Value			
Indicated Value	129,243	80.68	Per SqFt
Agland Value	4,514		
Site Improvements	36,392		
Total Value	170,149	106.21	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	4529	180		180	9.96		1,793
PRCH	SLAB PORCH - COVERED	4530	238		238	22.97		5,467



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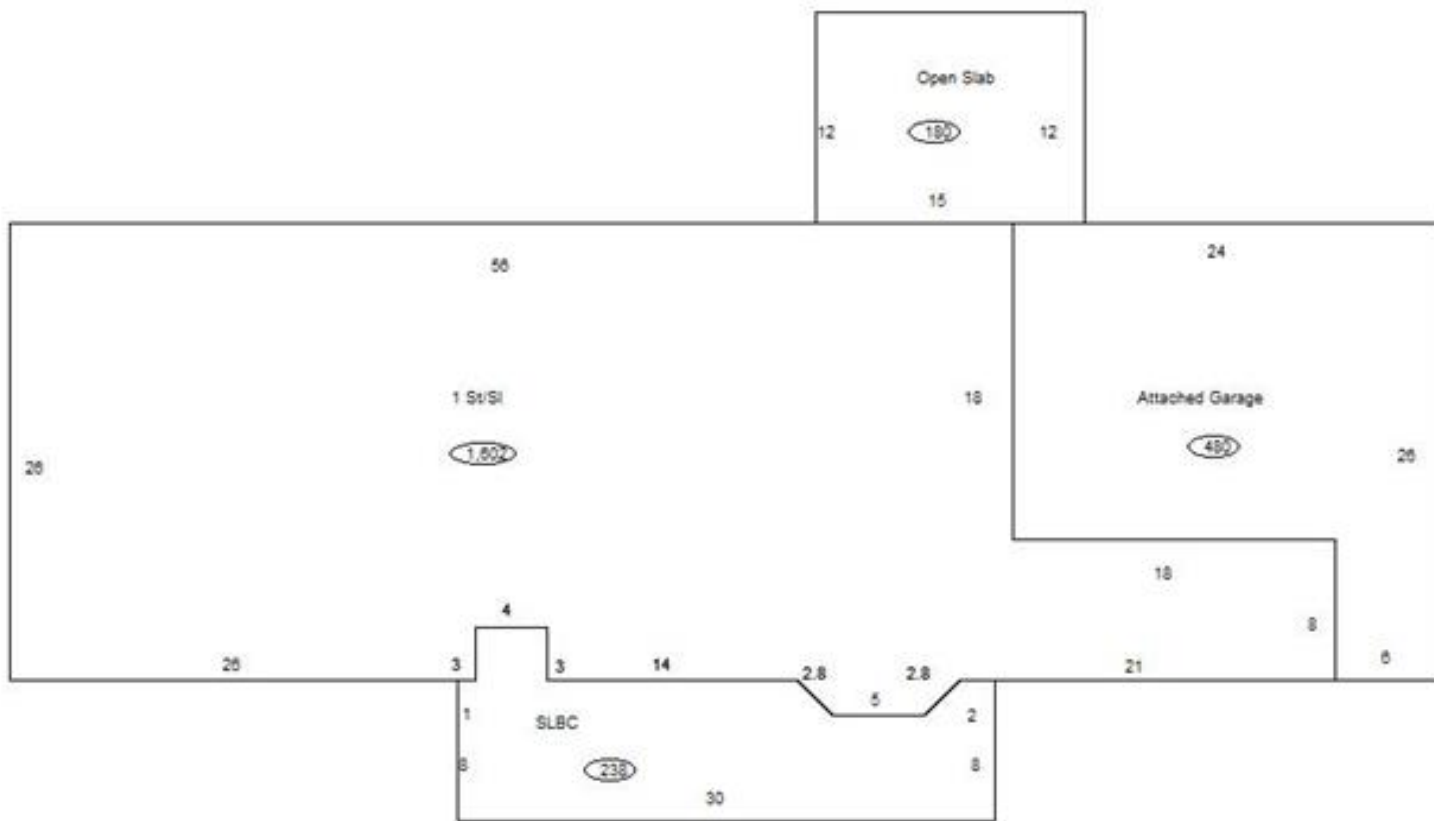
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Sketch Image

660001721



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,602	1.000	1,602
2	G	1		10	Attached Garage	480	1.000	480
3	M	PATO		10	Open Slab	180	1.000	180
4	M	PRCH		10	SLBC	238	1.000	238
Total Building Area						1,602		1,602



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
PCPT	Carport - Portable		16x32x8	Dirt	Formed Metal	512
Qual	3	Cond 3	Year 2020	Eff Age 5		
Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)		RCNLD
Base Cost (4.67 x 512)		2,391		2,391 478		1,913
UTIL	Utility Building		40x60x10	Concrete	Formed Metal	2,400
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)		RCNLD
Base Cost (26.21 x 2,400)		62,904		62,904 30,823		32,081
LOAF	Loafing Shed		12x10x8	Concrete	Galvanized Metal	120
Qual	3	Cond 2	Year 2000	Eff Age 26		
Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)		RCNLD
Base Cost (11.06 x 120)		1,327		1,327 929		398
SHIP	Shipping/Storage Container		40x8x8			320
Qual	0	Cond	Year 0	Eff Age 0		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ 0% Func)		RCNLD
Base Cost (6.25 x 320)		2,000		2,000		2,000



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CO	COLLINSVILLE STONY LOAM	TMBR	22		0	11.000	40	40	436	436
DNC	DENNIS SILT LOAM 3-5% SLO	TMBR	69		0	4.000	124	124	497	497
OKB	OKEMAH SILTY CLAY LOAM 1-	TMBR	80		0	2.000	144	144	288	288
TMBR Totals						17.000			1,221	1,221
CO	COLLINSVILLE STONY LOAM	NTV PST	22		0	5.470	53	53	289	289
DNC	DENNIS SILT LOAM 3-5% SLO	NTV PST	69		166	10.000	166	166	1,660	1,660
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80		0	7.000	192	192	1,344	1,344
NTV PST Totals						22.470			3,293	3,293
Total Agland						39.470			4,514	4,514