



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 660001733 Parcel ID 24N17E-02-1-00000-000-0000 Cadastral ID 02-24-17-00400 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 12154 DAUGHERTY, MARSHALL D 1050 S 4240 RD CHELSEA OK 74016-0000 Parcel Location Situs 01050 S 4240 RD Subdivision Lot/Block / Parcel Size 23.41 - Acres Sec/Twn/Rng 2 / 24 / 17 / 1 Neighborhood 2417 - UNPLATTED School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.59379817 -95.45597626 N 23.41 AC GOVT LOT 1																																																																																																																									
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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,280 / 2,944
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,280
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2002 / 18

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	71.61	Total Misc Impr	+ 60,065				
Roofing Adj	+ 1.95	Garage Cost	+ 322,994				
Subfloor Adj	+ -0.50	Total RCN	= 71,059				
Heat/Cool Adj	+ 11.47	Depreciation (22%)	- 11,015				
Plumbing Adj	+ 4.78	Lump Sums	+ 262,950				
Basement Adj	+ 0.00	RCNLD	= 89.32				
Adj Base Cost	= 89.31	Lot Value	+ 262,950				
Total Area	x 2,944	Indicated Value	= 262,950				
Adjusted Cost	= 262,929	Value Per SqFt	89.32				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	262,950		
Lot Value			
Indicated Value	262,950	89.32	Per SqFt
Agland Value	3,143		
Site Improvements	38,079		
Total Value	304,172	103.32	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	129250	688		688	16.01		11,015
EPSW	ENCLOSED PORCH - SOLID WALL	129251	26x20		520	59.94		31,169
EPSW	ENCLOSED PORCH - SOLID WALL	135238	480		480	60.20		28,896



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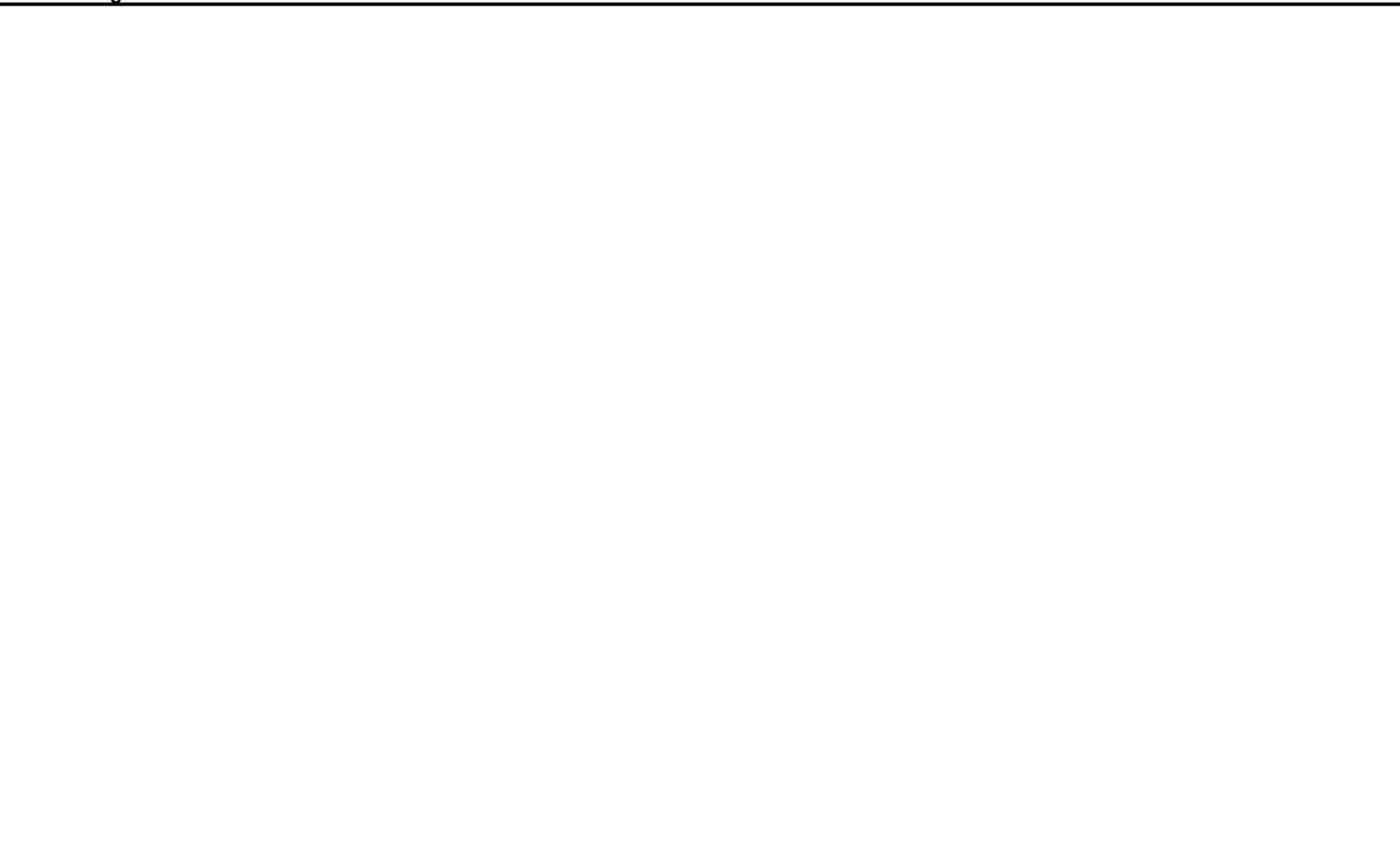
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/Sl	1,280	2.300	2,944
2	U	^UL		13	Upper Level (1)	1,664	1.000	1,664
3	M	WODO		13	WODO	688	1.000	688
4	M	EPSW		13	EPSW	520	1.000	520
5	M	EPSW		13	EPSW	480	1.000	480
Total Building Area						1,280		2,944



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	0x0x0	Base		1,900
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (19.67 x 1,900)	37,373		37,373	20,555	16,818
	SHDS	Shed - Small	0x0x0	Base		256
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (21.80 x 256)	5,581		5,581	3,070	2,511
	SV	SWIM VINYL	0x0x0			1
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)	25,000		25,000	6,250	18,750



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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
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			15.410	92	92	1,415	1,415
TMBR Totals						15.410			1,415	1,415
OKA	OKEMAH SILTY CLAY LOAM	NTV PST	90			8.000	216	216	1,728	1,728
NTV PST Totals						8.000			1,728	1,728
Total Agland						23.410			3,143	3,143