



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001769 <b>Parcel ID</b> 24N18E-02-3-00000-000-0000 <b>Cadastral ID</b> 02-24-18-01220 <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> 9474 STILES, CLARENCE E JR & SHERRY KAY  1653 S 4290 RD BIG CABIN OK 74332-0000  <b>Parcel Location</b> <b>Situs</b> 01653 S 4290 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 29 - Acres <b>Sec/Twn/Rng</b> 2 / 24 / 18 / 3 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.58855014 -95.36203209										660001769_011.JPG ON AS AN IMPROVEMENT 4/25/2025																																																																																																															
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<b>Lot Data</b> - 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	



<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	DMH LOWER VALUED MH
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,976 / 1,976
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2006 / 15

<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	54.56	Total Misc Impr	+ 0
Roofing Adj	+ 3.51	Garage Cost	+ 0
Subfloor Adj	+ 2.04	Total RCN	= 151,105
Heat/Cool Adj	+ 10.09	Depreciation ( 20%)	- 30,221
Plumbing Adj	+ 6.27	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 120,884
Adj Base Cost	= 76.47	Lot Value	+ 0
Total Area	x 1,976	Indicated Value	= 120,884
Adjusted Cost	= 151,105	Value Per SqFt	61.18

<b>Value Reconciliation</b>	
Selected Approach	Cost Approach
Improvements	120,884
Lot Value	
Indicated Value	120,884
Agland Value	2,350
Site Improvements	10,612
Total Value	133,846
	61.18 Per SqFt
	67.74 Total Value Per SqFt

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



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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	1	Crawl	10	1 St/Cr	1,976	1.000	1,976
<b>Total Building Area</b>						1,976		1,976



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	0x0x0			200
	Qual	3	Cond	3	Year	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.26 x 200)	852		852	852
	CP	CARPORT DIRT	0x0x0			
	Qual		Cond		Year	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (3.50 x )				
	STF	STG FAIR	0x0x0			
	Qual	2	Cond		Year	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x )				
	UTIL	SHOP BUILDING	16x20x0			320
	Qual	2	Cond	3	Year	Eff Age 1520
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (29.97 x 320)	9,590		9,590	9,590
	LF	LOAFING SHED	12x20x0			240
	Qual	2	Cond	3	Year	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.26 x 240)	1,022		1,022	1,022



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20			8.000	36	36	288	288
LKB	LINKER FINE SANDY LOAM 1-	TMBR	63			2.000	113	113	227	227
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			2.000	85	85	169	169
<b>TMBR Totals</b>						12.000			684	684
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35			17.000	98	98	1,666	1,666
<b>IMP PST Totals</b>						17.000			1,666	1,666
<b>Total Agland</b>						29.000			2,350	2,350