



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:45:14
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Assessment Data					Primary Image																																																																																																																				
Account 660002489 Parcel ID 22N16E-03-1-00000-000-0000 Cadastral ID 03-22-16-01600 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 314570 PAYNE SALA FAMILY TRUST 19600 E 390 RD CHELSEA OK 74016-0000 Parcel Location Situs 13350 S 4170 RD Subdivision Lot/Block / Parcel Size 14.55 - Acres Sec/Twn/Rng 3 / 22 / 16 / 1 Neighborhood 6040 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.41764525 -95.58002112																																																																																																																									
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Lot Data	Primary Image
<p>Lot Size</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 0</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Method</p> <p>Base Lot Value</p> <p>Factor Value</p> <p>Adjustments</p> <p>Lot Value</p>	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,232 / 2,232
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1971 / 41

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	89.46	Total Misc Impr	+ 4,761				
Roofing Adj	+ 4.16	Garage Cost	+ 0				
Subfloor Adj	+ 1.09	Total RCN	= 252,178				
Heat/Cool Adj	+ 11.47	Depreciation (49%)	- 123,567				
Plumbing Adj	+ 4.67	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 128,611				
Adj Base Cost	= 110.85	Lot Value	+ 0				
Total Area	x 2,232	Indicated Value	= 128,611				
Adjusted Cost	= 247,417	Value Per SqFt	57.62				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	128,611		
Lot Value			
Indicated Value	128,611	57.62	Per SqFt
Agland Value	1,920		
Site Improvements	5,236		
Total Value	135,767	60.83	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	6659	10x4		40	24.14	966
PRCH	SLAB PORCH - COVERED	6660	20x8		160	23.72	3,795



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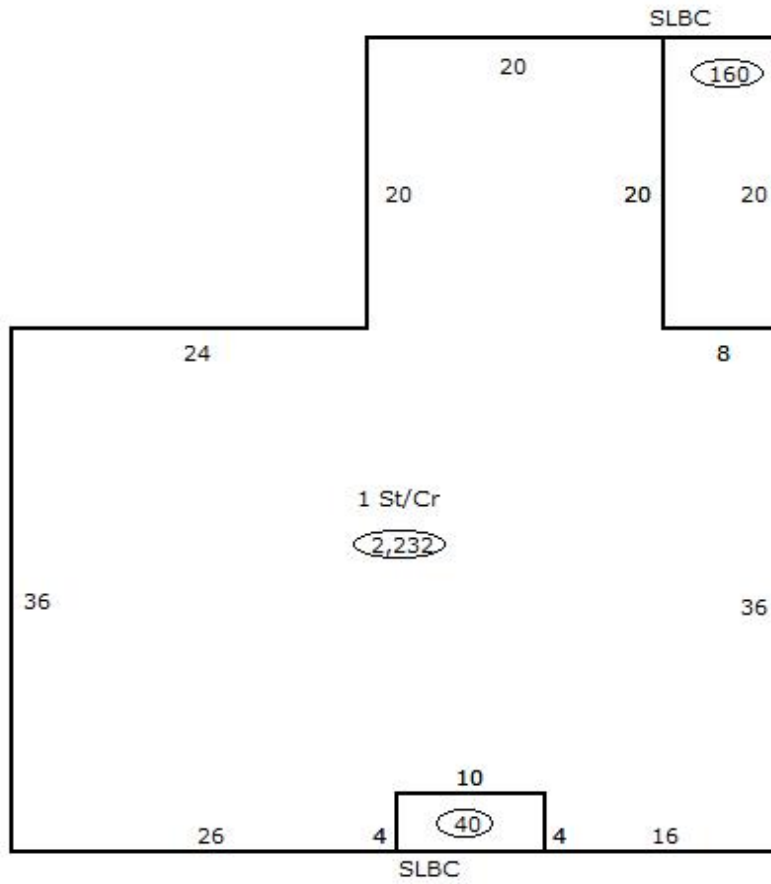
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Sketch Image

660002489



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,232	1.000	2,232
2	M	PRCH		13	SLBC	40	1.000	40
3	M	PRCH		13	SLBC	160	1.000	160
Total Building Area						2,232		2,232



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			595
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)		RCNLD
Base Cost (16.00 x 595)		9,520	9,520	4,284		5,236



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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		0	5.000	92	92	459	459
TMBR Totals						5.000			459	459
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51		0	5.350	122	122	655	655
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	4.200	192	192	806	806
NTV PST Totals						9.550			1,461	1,461
Total Agland						14.550			1,920	1,920