



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:12:00
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660002618 Parcel ID 24N18E-03-1-00000-000-0000 Cadastral ID 03-24-18-00100 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 333799 YANG, MERLINDA D 25680 E 290 RD CHELSEA OK 74016-0000 Parcel Location Situs 25680 E 290 RD Subdivision Lot/Block / Parcel Size 25.98 - Acres Sec/Twn/Rng 3 / 24 / 18 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.59643574 -95.36663820																																																																																																																									
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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY 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% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,462 / 1,462
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1967 / 44

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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	94.42	Total Misc Impr	+ 16,135				
Roofing Adj	+ 5.12	Garage Cost	+ 171,458				
Subfloor Adj	+ 1.16	Total RCN	= 89,158				
Heat/Cool Adj	+ 1.80	Depreciation (52%)	- 12,545				
Plumbing Adj	+ 3.74	Lump Sums	+ 94,845				
Basement Adj	+ 0.00	RCNLD	= 106.24				
Adj Base Cost	= 106.24	Lot Value	+ 94,845				
Total Area	x 1,462	Indicated Value	= 155,323				
Adjusted Cost	= 155,323	Value Per SqFt	64.87				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	94,845		
Lot Value			
Indicated Value	94,845	64.87	Per SqFt
Agland Value	1,868		
Site Improvements	35,436		
Total Value	132,149	90.39	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	6811	5x4		20	23.73		475
EPSW	ENCLOSED PORCH - SOLID WALL	6812	26x10		260	60.23		15,660
WODC	WOOD DECK - COVERED	128287	57x8		456	27.51		12,545



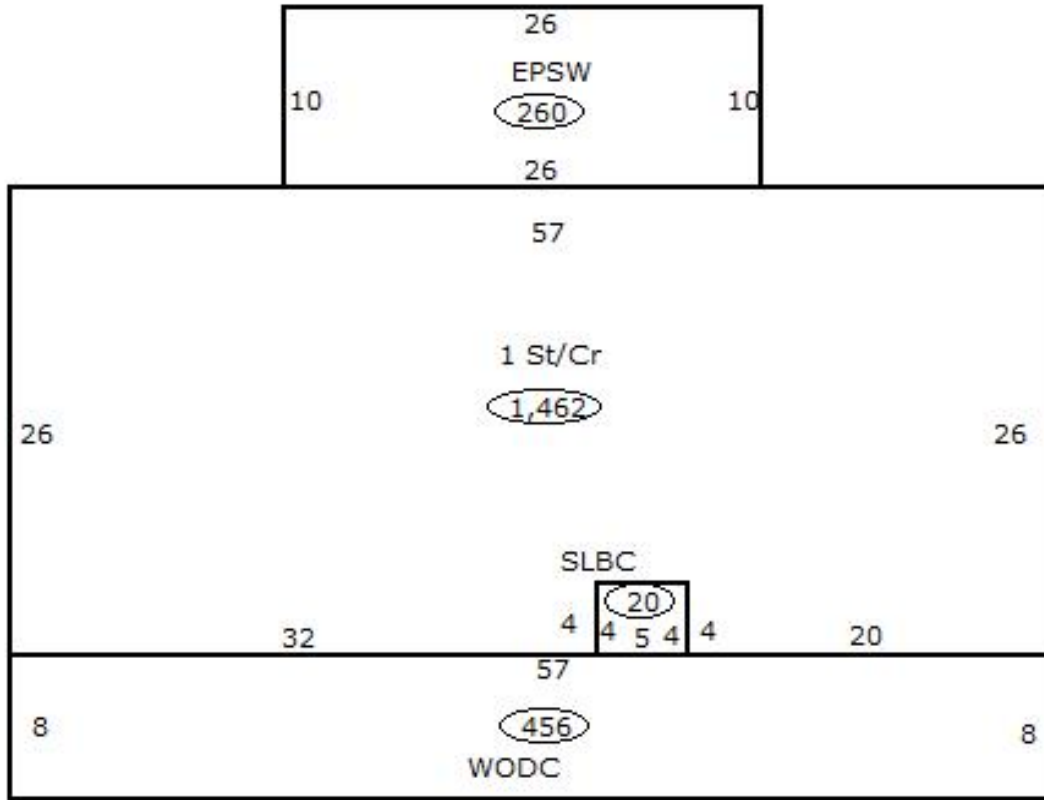
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,462	1.000	1,462
2	M	PRCH		13	SLBC	20	1.000	20
3	M	EPSW		13	EPSW	260	1.000	260
4	M	WODC		13	WODC	456	1.000	456
Total Building Area						1,462		1,462



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		24x24x0			576
	Qual 3	Cond 3	Year 2017	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
	Base Cost (12.32 x 576)	7,096		7,096	1,987	5,109
	BARN BARN		40x44x0			1,760
	Qual 3	Cond 3	Year 2013	Eff Age 10		
	Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD
	Base Cost (11.11 x 1,760)	19,554		19,554	8,408	11,146
	UTIL SHOP BUILDING		40x20x0			800
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD	
	Base Cost (29.97 x 800)	23,976		23,976	4,795	19,181



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Lot Data	Primary Image
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Cost Approach	
<p>Manual Date 01/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 115,114</p> <p>Total Improvement Value 115,114</p> <p>Land Value</p> <p>Cost Approach Value 115,114</p>	<p>Image Information</p> <p>Image ID 969518</p> <p>Image Date 7/27/2021</p> <p>Name IMG_0011.JPG</p> <p>Description \\tsclient\T\TOM\COMMERCIAL PICS\2021-07-26\New folder\IMG_0011.JPG</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 209,959</p> <p>Land Value</p> <p>Total Appraised Value 115,114</p>



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRHC	Greenhouse - Commercial	50x24x10			1,200
Qual	4	Cond 3	Year 2021	Eff Age	4	
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (25.23 x 1,200)			30,276	2,725		27,551
	GRHC	Greenhouse - Commercial	50x24x10			1,200
Qual	4	Cond 3	Year 2021	Eff Age	4	
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (25.23 x 1,200)			30,276	2,725		27,551
	GRHC	Greenhouse - Commercial	50x24x10			1,200
Qual	1	Cond 3	Year 2021	Eff Age	4	
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (4.58 x 1,200)			5,496	495		5,001
	GRHC	Greenhouse - Commercial	50x24x10			1,200
Qual	1	Cond 3	Year 2021	Eff Age	4	
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Valuation Summary Modifier Total RCN Depr (% Phys/ % Func) RCNLD
Base Cost (4.58 x 1,200) 5,496 495 5,001

GRHC Greenhouse - Commercial 50x24x10 1,200
Qual 1 Cond 3 Year 2021 Eff Age 4

Valuation Summary Modifier Total RCN Depr (% Phys/ % Func) RCNLD
Base Cost (4.58 x 1,200) 5,496 495 5,001

Total Site Improvement Value 115,114



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:12:01
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Agland Inventory

660002618

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		0	6.000	36	36	216	216
HLC	HECTOR-LINKER FINE SANDY	TMBR	35		0	4.000	63	63	252	252
TMBR Totals						10.000			468	468
HC	HECTOR STONY SANDY LOAM	NTV PST	20		0	4.000	48	48	192	192
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35		0	8.980	84	84	754	754
LKB	LINKER FINE SANDY LOAM 1-	NTV PST	63		0	3.000	151	151	454	454
NTV PST Totals						15.980			1,400	1,400
Total Agland						25.980			1,868	1,868