



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660008316 <b>Parcel ID</b> 24N18E-08-3-00000-000-0000 <b>Cadastral ID</b> 08-24-18-00810 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 14 - CHELSEA RURAL <b>Name ID</b> 334703 MASCHERINI, DAVID & SHARON E & SHANE MASCHERINI & CYNTHIA SANDERS 2751 S 4260 RD CHELSEA OK 74016-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 02751 S 4260 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5.45 - Acres <b>Sec/Twn/Rng</b> 8 / 24 / 18 / 3 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.57140705 -95.41684508 N 305' W 795' SW SW LESS N 23' W 220' THEREOF.					<b>Building Permits</b> <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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	237,529.00 x .25 = 60,411	
Factor Value		
Adjustments	1.0000	
Lot Value	60,411	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Metal
Base/Total Area	1,526 / 2,268
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,526
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 38



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2024-2-1\IMG\_0013. 2/9/2024

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	232,002	102.29	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	91.85	Total Misc Impr	+	10,659	
Roofing Adj	+ 3.84	Garage Cost	+	14,208	
Subfloor Adj	+ -1.52	Total RCN	=	277,794	
Heat/Cool Adj	+ 12.39	Depreciation ( 45%)	-	125,007	
Plumbing Adj	+ 4.97	Lump Sums	+	2,890	
Basement Adj	+ 0.00	RCNLD	=	155,677	
Adj Base Cost	= 111.52	Lot Value	+	60,411	
Total Area	x 2,268	Indicated Value	=	216,088	
Adjusted Cost	= 252,927	Value Per SqFt		95.28	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	155,677		
Lot Value	60,411		
Indicated Value	216,088	95.28	Per SqFt
Agland Value			
Site Improvements	8,018		
Total Value	224,106	98.81	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,503.09		5,503
PATO	SLAB PORCH - OPEN	19491	37x14		518	8.43		4,367
PRCH	SLAB PORCH - COVERED	19492	6x5		30	26.30		789
BALW	BALCONY - WOOD	19493	21x5		105	27.52		2,890



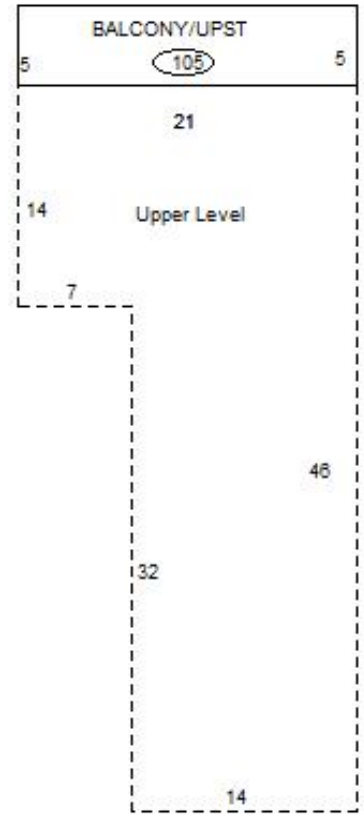
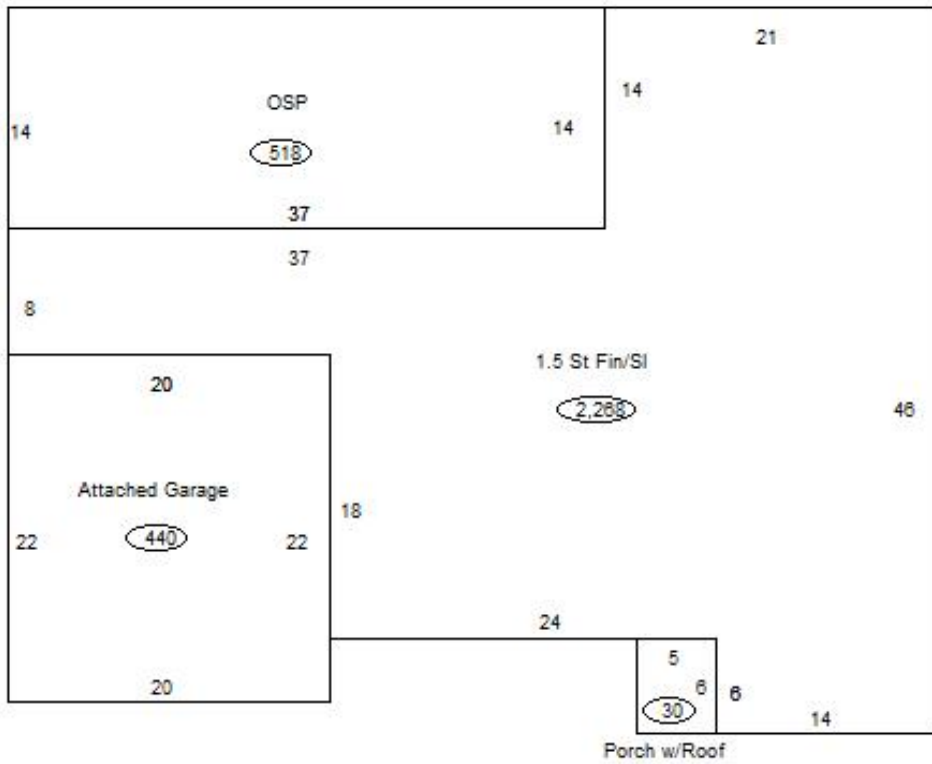
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,526	1.486	2,268
2	G	1		13	Attached Garage	440	1.000	440
3	M	PATO		13	Open Slab	518	1.000	518
4	M	PRCH		13	SLBC	30	1.000	30
5	M	BALW		13	Balcony	105	1.000	105
6	U	^UL	Overhang	13	Upper Level	742	1.000	742
<b>Total Building Area</b>						1,526		2,268



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			960	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (10.48 x 960)		10,061		10,061	7,043	3,018
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (25,000.00 x 1)		25,000		25,000	20,000	5,000
	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 )						
	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 )						