



# 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> 660010237 <b>Parcel ID</b> 23N17E-09-4-00000-000-0000 <b>Cadastral ID</b> 09-23-17-00700 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 71 - CHELSEA RURAL/FOYIL FIRE <b>Name ID</b> 300302 MIZER, RANDALL W &  JOHNNNA LYNNE MIZER 8610 S 4220 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 08610 S 4220 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 80 - Acres <b>Sec/Twn/Rng</b> 9 / 23 / 17 / 4 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.48673264 -95.49401847																																																																																																																									
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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	



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<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,969 / 1,969
Style	100% One Story
HVAC	100% Warmed & Cooled Air 3 Wall Air Conditioner
Roof Cover	1 Composition Shingle
Area on Slab	1,969
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	483 Attached Garage - Finished
Remodel	
Year/Eff Age	1970 / 42

### 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	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	105,70	Total Misc Impr	+ 7,465
Roofing Adj	+ 4.62	Garage Cost	+ 19,033
Subfloor Adj	+ -2.17	Total RCN	= 275,124
Heat/Cool Adj	+ 12.39	Depreciation ( 48%)	- 132,059
Plumbing Adj	+ 5.73	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 143,065
Adj Base Cost	= 126.27	Lot Value	+ 143,065
Total Area	x 1,969	Indicated Value	= 143,065
Adjusted Cost	= 248,626	Value Per SqFt	72.66

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	143,065		
Lot Value			
Indicated Value	143,065	72.66	Per SqFt
Agland Value	13,250		
Site Improvements	36,095		
Total Value	192,410	97.72	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
PRCH	SLAB PORCH - COVERED	23833	15x5		75	26.16		1,962



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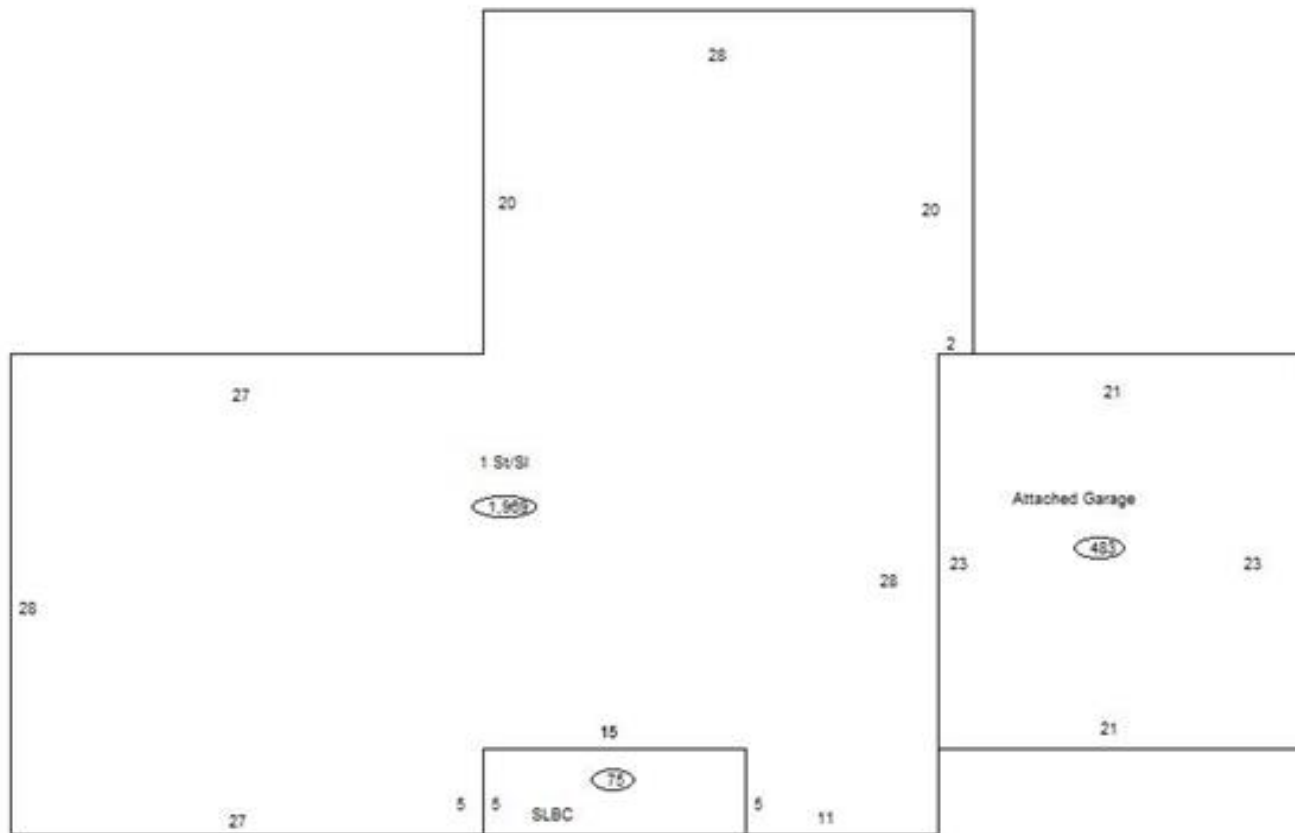
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,969	1.000	1,969
2	G	1		10	Attached Garage	483	1.000	483
3	M	PRCH		10	SLBC	75	1.000	75
<b>Total Building Area</b>						1,969		1,969



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x24x8	Concrete	Formed Metal	720
	Qual	3.5	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b> Base Cost (34.40 x 720) 24,768		<b>Modifier Total</b>	<b>RCN</b> 24,768	<b>Depr (25% Phys/ % Func)</b> 6,192	<b>RCNLD</b> 18,576
	UTIL	SHOP BUILDING	34x26x10	Concrete	Formed Metal	884
	Qual	3.5	Cond 3	Year 1997	Eff Age 22	
	<b>Valuation Summary</b> Base Cost (34.40 x 884) 30,410		<b>Modifier Total</b>	<b>RCN</b> 30,410	<b>Depr (51% Phys/ % Func)</b> 15,509	<b>RCNLD</b> 14,901
	HAYS	Hay Shed	40x40x16	Dirt	Galvanized Metal	1,600
	Qual	3	Cond 2	Year 1980	Eff Age 46	
	<b>Valuation Summary</b> Base Cost (8.18 x 1,600) 13,088		<b>Modifier Total</b>	<b>RCN</b> 13,088	<b>Depr (80% Phys/ % Func)</b> 10,470	<b>RCNLD</b> 2,618



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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
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30		0	6.000	72	72	432	432
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30		0	1.000	72	72	72	72
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60		0	2.000	144	144	288	288
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60		0	12.000	144	144	1,728	1,728
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	17.000	192	192	3,264	3,264
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	19.000	192	192	3,648	3,648
DNC	DENNIS SILT LOAM 3-5% SLO	NTV PST	69		166	23.000	166	166	3,818	3,818
<b>NTV PST Totals</b>						80.000			13,250	13,250
<b>Total Agland</b>						80.000			13,250	13,250