



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660011361 Parcel ID 24N18E-10-1-00000-000-0000 Cadastral ID 10-24-18-01800 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 341169 MCNAIR, HEIDI C REVOCABLE TRUST PO BOX 203 CLAREMORE OK 74018-0000 Parcel Location Situs 02488 S 4290 RD Subdivision Lot/Block / Parcel Size 35 - Acres Sec/Twn/Rng 10 / 24 / 18 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.57833220 -95.36823960																																																																																																																									
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Lot Data	
Lot Size	
Lot Count	0
Units Buildable	0
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Rustic Log
Base/Total Area	1,980 / 2,678
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	1,980 Total
Garage Type	
Remodel	
Year/Eff Age	2011 / 11

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	94.72	Total Misc Impr	+ 62,633
Roofing Adj	+ 4.81	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 451,425
Heat/Cool Adj	+ 15.98	Depreciation (11%)	- 49,657
Plumbing Adj	+ 9.21	Lump Sums	+ 0
Basement Adj	+ 20.45	RCNLD	= 401,768
Adj Base Cost	= 145.18	Lot Value	+
Total Area	x 2,678	Indicated Value	= 401,768
Adjusted Cost	= 388,792	Value Per SqFt	150.03

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	401,768
Lot Value	
Indicated Value	401,768
Agland Value	2,031
Site Improvements	74,772
Total Value	478,571
	150.03 Per SqFt
	178.70 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	26727	2253		2,253	27.80		62,633



Rogers

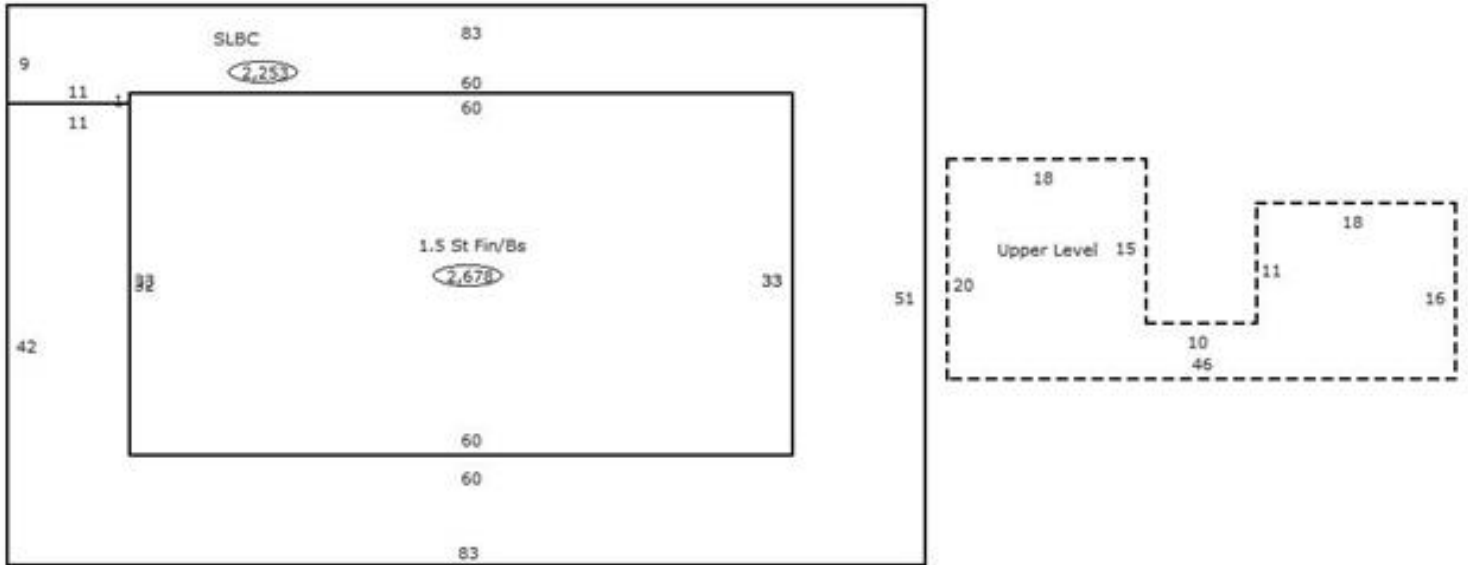
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Basement	10	1.5 St Fin/Bs	1,980	1.353	2,678
2	U	^UL	Overhang	10	Upper Level	698	1.000	698
3	M	PRCH		10	SLBC	2,253	1.000	2,253
Total Building Area						1,980		2,678



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x80x0			3,200
	Qual 3	Cond 3	Year 2016	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (24.33 x 3,200)		77,856		77,856	3,893	73,963
	LF	LOAFING SHED	10x20x0			200
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (4.26 x 200)		852		852	43	809
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						



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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			15.237	36	36	549	549
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			12.143	63	63	765	765
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			6.750	85	85	571	571
TMBR Totals						34.130			1,885	1,885
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			.870	168	168	146	146
IMP PST Totals						0.870			146	146
Total Agland						35.000			2,031	2,031