



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 660012226 Parcel ID 23N17E-11-1-00000-000-0000 Cadastral ID 11-23-17-00200 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 264332 HORNER, MICHAEL DON 8050 S 4240 RD CHELSEA OK 74016-0000 Parcel Location Situs 08050 S 4240 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 11 / 23 / 17 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.49495368 -95.45471483										Building Permits <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>R7</td> <td>R7 NEW SHOP</td> <td>12/2005</td> <td>01/2007</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R7	R7 NEW SHOP	12/2005	01/2007																																																																																																		
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Lot Data		Square-Foot - NBHD 4050 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	10							
Non-Ag Acres								
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Square-Foot							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
Residential Data				D:\Convert\Photos\660\012\226-01.jpg 5/10/2012				
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent 0.00				
Architecture				Indicated Value				
Style				Multiple Regression				
Exterior Wall				MRA Code				
Base/Total Area /				Adusted R				
Style				Indicated Value				
HVAC				Direct Comparables				
Roof Cover				Selection Model 1 Res				
Area on Slab				Adjustment Model A2 AO Test				
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach Cost Approach				
Remodel				Improvements				
Year/Eff Age /				Lot Value				
Cost Approach				Indicated Value 0.00 Per SqFt				
Manual : 01/2025				Agland Value 2,224				
Base Cost	0.00	Total Misc Impr	+	0	Site Improvements 120,434			
Roofing Adj	+ 0.00	Garage Cost	+		Total Value 122,658 0.00 Total Value Per SqFt			
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+					
Total Area	x	Indicated Value	=					
Adjusted Cost	= 0	Value Per SqFt		0.00				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x60x12	Concrete	Formed Metal	1,800
	Qual 4	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (33.05 x 1,800)		59,490	59,490	14,873	44,617
	BNGP	BARN	18x24x8	Dirt	Formed Metal	432
	Qual 3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (21.86 x 432)		9,444	9,444	4,628	4,816
	UTIL	SHOP BUILDING	50x100x12	Concrete	Formed Metal	5,000
	Qual 4	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (27.23 x 5,000)		136,150	136,150	66,714	69,436
	LOAF	LOAFING SHED	24x28x8	Dirt	Galvanized Metal	672
	Qual 2	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (5.68 x 672)		3,817	3,817	2,252	1,565



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Lot Data		Primary Image	
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value			
Residential Data Type 6 Mobile Home 57 x 28 Condition 4 - Good Quality 3.4 - Average Architecture 6 MS ADJ Style 100% Double Wide Exterior Wall 100% Frame, Siding, Vinyl Base/Total Area 1,596 / 1,596 Style 100% Double Wide HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 0 Fixture/RghIn / Bed/F/H Bath 3 / 2.0 / Basement Area Garage Type Remodel Year/Eff Age 1997 / 17			
		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	
		Value Reconciliation	
		Selected Approach Cost Approach Improvements 49,295 Lot Value Indicated Value 49,295 30.89 Per SqFt Agland Value Site Improvements 24,127 Total Value 73,422 46.00 Total Value Per SqFt	
Cost Approach		Manual : 01/2025	
Base Cost	36.13	Total Misc Impr	+ 0
Roofing Adj	+ 2.96	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 79,369
Heat/Cool Adj	+ 3.08	Depreciation (48%)	- 38,097
Plumbing Adj	+ 7.57	Lump Sums	+ 8,023
Basement Adj	+ 0.00	RCNLD	= 49,295
Adj Base Cost	= 49.73	Lot Value	+ 49,295
Total Area	x 1,596	Indicated Value	= 49,295
Adjusted Cost	= 79,369	Value Per SqFt	30.89
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value
WODC	WOOD DECK - COVERED	147603	22x10 220 40.52 10% 8,023



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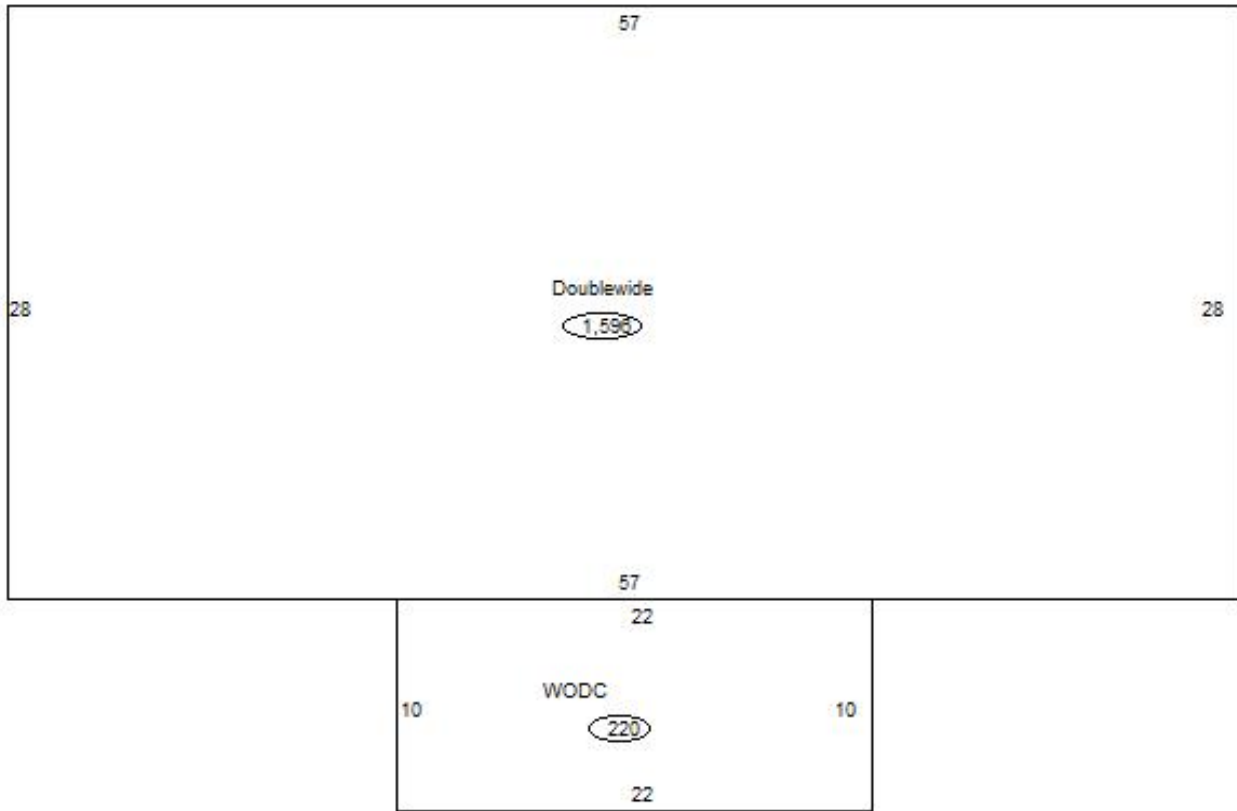
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	1,596	1.000	1,596
2	M	WODC		10	WODC	220	1.000	220
Total Building Area						1,596		1,596



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	24x26x8	Concrete	Formed Metal	624
	Qual 5	Cond 3	Year 2023	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
Base Cost (39.86 x 624)	24,873	24,873	746	24,127



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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
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			8.420	224	224	1,886	1,886
OKB	OKEMAH SILTY CLAY LOAM 1-	IMP PST	80			1.510	224	224	338	338
IMP PST Totals						9.930			2,224	2,224
Total Agland						9.930			2,224	2,224