




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:12:28
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660012273 Parcel ID 24N18E-11-2-00000-000-0000 Cadastral ID 11-24-18-00200 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 267564 HOVEY, FRANK EDWARD & BARBARA C-TRUSTEES 2215 S 4290 RD BIG CABIN OK 74332-0000 Parcel Location Situs 02215 S 4290 RD Subdivision Lot/Block / Parcel Size 105 - Acres Sec/Twn/Rng 11 / 24 / 18 / 2 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					 <p>660012273_002.JPG 2/29/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.57784988 -95.35881459 E2 NW NW & S2 NW LESS S2 SW SW NW & LESS NW SE NW & W2 SW NE																																																																																																																									
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Time 00:12:28
Page 2

<p>Lot Data - CHELSEA FOYIL RURAL (UNITS BUILDABLE)</p> <p>Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY</p> <p>Method Units-Buildable Base Lot Value Factor Value Adjustments Lot Value</p>	<p>Primary Image</p> <p>660012273_002.JPG 2/29/2024</p>
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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	2,481 / 2,481
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,481
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20

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	96.60	Total Misc Impr	+ 26,859	Roofing Adj	+ 4.42	Garage Cost	+ 17,963
Subfloor Adj	+ -2.13	Total RCN	= 340,036	Heat/Cool Adj	+ 12.39	Depreciation (23%)	- 78,208
Plumbing Adj	+ 7.71	Lump Sums	+ 3,187	Basement Adj	+ 0.00	RCNLD	= 265,015
Adj Base Cost	= 118.99	Lot Value	+ 265,015	Total Area	x 2,481	Indicated Value	= 265,015
Adjusted Cost	= 295,214	Value Per SqFt	106.82	Adjusted Cost	= 295,214	Value Per SqFt	106.82

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	265,015		
Lot Value			
Indicated Value	265,015	106.82	Per SqFt
Agland Value	6,119		
Site Improvements	50,929		
Total Value	583,891	235.35	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	29297		176	176	25.85		4,550
PRCH	SLAB PORCH - COVERED	29298		684	684	24.57		16,806
WODO	WOOD DECK - OPEN	128424		319	319	16.65	40%	3,187



Rogers

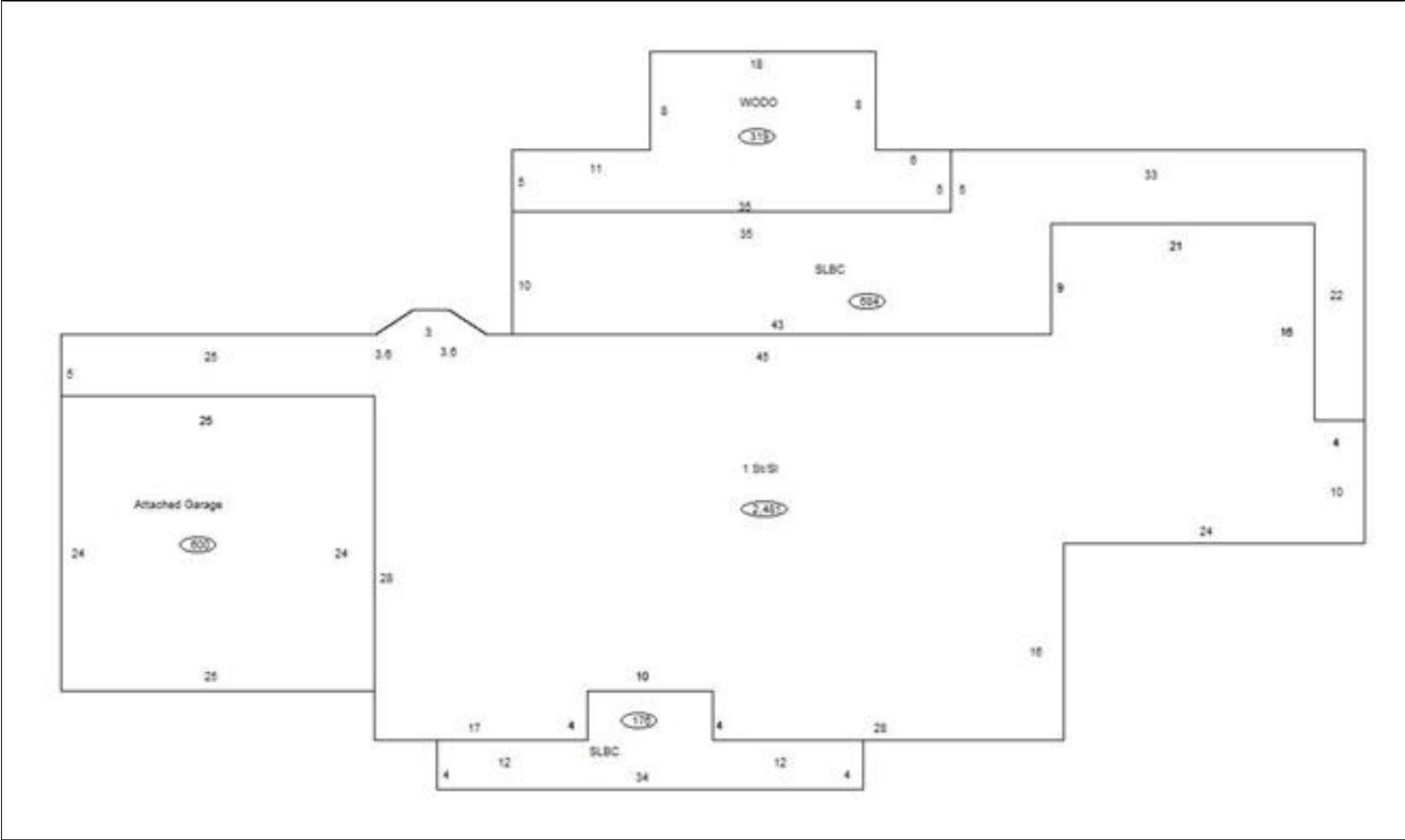
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Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 00:12:28
 Page 3

Sketch Image

660012273



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,481	1.000	2,481
2	G	1		10	Attached Garage	600	1.000	600
3	M	PRCH		10	SLBC	176	1.000	176
4	M	PRCH		10	SLBC	684	1.000	684
5	M	WODO		10	WODO	319	1.000	319
Total Building Area						2,481		2,481



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Date 04/17/2026
Time 00:12:29
Page 4

660012273

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			2,100
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (27.73 x 2,100)	58,233		58,233	8,735	49,498
	LF	LOAFING SHED	14x60x0			840
	Qual 2	Cond 2	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 840)	3,578		3,578	2,147	1,431



Rogers

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Date 04/17/2026
Time 00:12:29
Page 5

Agland Inventory

660012273

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			27.753	36	36	999	999
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			74.379	63	63	4,686	4,686
LKB	LINKER FINE SANDY LOAM 1-	NTV PST	63			2.868	151	151	434	434
NTV PST Totals						105.000			6,119	6,119
Total Agland						105.000			6,119	6,119