



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 660013009 Parcel ID 23N17E-12-3-00000-000-0000 Cadastral ID 12-23-17-00600 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 330007 BUMP, RICHARD & JAN REVOCABLE TRUST 8491 S 4240 RD CHELSEA OK 74016-0000 Parcel Location Situs 08491 S 4240 RD Subdivision Lot/Block / Parcel Size 100 - Acres Sec/Twn/Rng 12 / 23 / 17 / 3 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.48547957 -95.45045222																																																																																																																									
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Lot Data	
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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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,412 / 1,412
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,650 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1940 / 52

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	94.59	Total Misc Impr	+ 28,090
Roofing Adj	+ 4.40	Garage Cost	+ 41,492
Subfloor Adj	+ 1.19	Total RCN	= 237,130
Heat/Cool Adj	+ 11.24	Depreciation (58%)	- 137,536
Plumbing Adj	+ 7.24	Lump Sums	+ 5,411
Basement Adj	+ 0.00	RCNLD	= 105,005
Adj Base Cost	= 118.66	Lot Value	+ 74.37
Total Area	x 1,412	Indicated Value	= 105,005
Adjusted Cost	= 167,548	Value Per SqFt	74.37

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	105,005		
Lot Value			
Indicated Value	105,005	74.37	Per SqFt
Agland Value	18,513		
Site Improvements	47,268		
Total Value	170,786	120.95	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	31148	5x5		25	28.64	6%	673
PRCH	SLAB PORCH - COVERED	31149	335		335	22.72		7,611
WODO	WOOD DECK - OPEN	31150	32x10		320	15.75	6%	4,738
EPSW	ENCLOSED PORCH - SOLID WALL	31151	26x10		260	60.23		15,660
CPAT	Carport - Attached	162284	24x20		480	10.04		4,819



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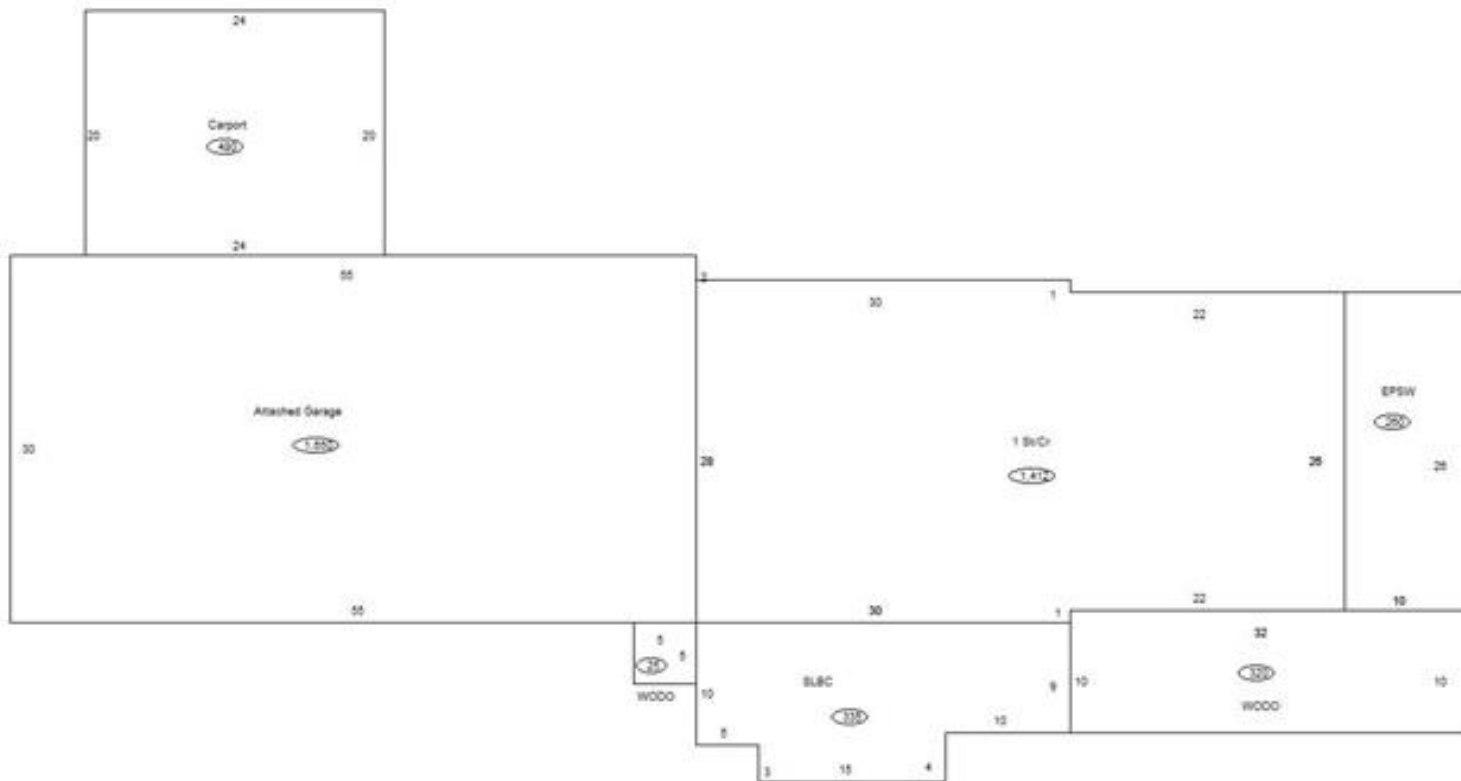
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,412	1.000	1,412
2	G	1		10	Attached Garage	1,650	1.000	1,650
3	M	WODO		10	WODO	25	1.000	25
4	M	PRCH		10	SLBC	335	1.000	335
5	M	WODO		10	WODO	320	1.000	320
6	M	EPSW		10	EPSW	260	1.000	260
7	M	CPAT		10	Carport	480	1.000	480
Total Building Area						1,412		1,412



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	20x20x8	Gravel	Formed Metal	400
	Qual 3	Cond 3	Year 2024	Eff Age	2	
Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)		RCNLD
Base Cost (4.61 x 400)		1,844		1,844	129	1,715
	LNT0	LEAN-TO	10x26x8	Gravel	Formed Metal	260
	Qual 4	Cond 3	Year 2000	Eff Age	20	
Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)		RCNLD
Base Cost (11.97 x 260)		3,112		3,112	2,147	965
	EQSH	Equip Shed	50x24x8	Gravel	Formed Metal	1,200
	Qual 3	Cond 3	Year 2000	Eff Age	20	
Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)		RCNLD
Base Cost (17.50 x 1,200)		21,000		21,000	10,290	10,710
	GSTH	Guest House	36x15x8	Concrete		540
	Qual 4	Cond 3	Year 2000	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
Base Cost (35.00 x 540)		18,900		18,900		18,900
	LOAF	Loafing Shed	8x20x8	Dirt	Formed Metal	160
	Qual 3	Cond 3	Year 2000	Eff Age	20	
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)		RCNLD
Base Cost (7.12 x 160)		1,139		1,139	672	467
	SHDS	Shed - Small	15x8x6	Plank	Composition Shingle	120
	Qual 3	Cond 2	Year 2000	Eff Age	26	
Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)		RCNLD
Base Cost (25.97 x 120)		3,116		3,116	2,181	935
	SHDS	Shed - Small	15x8x6	Plank	Formed Metal	120
	Qual 4	Cond 3	Year 1990	Eff Age	27	
Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ % Func)		RCNLD
Base Cost (29.52 x 120)		3,542		3,542	2,515	1,027



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - GP	40x40x8	Dirt	Formed Metal	1,600
	Qual	3	Cond 3	Year 1980	Eff Age 35	
Valuation Summary		Modifier Total		RCN	Depr (61% Phys/ % Func)	RCNLD
Base Cost (20.11 x 1,600)		32,176		32,176	19,627	12,549



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			6.035	122	122	739	739
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			11.410	144	144	1,643	1,643
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			62.734	192	192	12,045	12,045
OKA	OKEMAH SILTY CLAY LOAM	NTV PST	90			14.006	216	216	3,025	3,025
PAA	PARSONS SILT LOAM 0-1% SL	NTV PST	76			5.815	182	182	1,061	1,061
NTV PST Totals						100.000			18,513	18,513
Total Agland						100.000			18,513	18,513