



# 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> 660013014 <b>Parcel ID</b> 23N17E-12-2-00000-000-0000 <b>Cadastral ID</b> 12-23-17-01100 <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> 16684 PARKS, DANNY JOE  7460 S HIGHWAY 28 CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 08101 S 4240 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.5 - Acres <b>Sec/Twn/Rng</b> 12 / 23 / 17 / 2 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.49372382 -95.45274707																																																																																																																									
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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments	1.0000	
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	900 / 900
Style	100% One Story
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	900
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1978 / 36



\\tsclient\C\Users\Randy Necessary\Pictures\2020-08-26\IMG\_004 8/26/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	83,008	92.23	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	113.05	Total Misc Impr	+	6,993	
Roofing Adj	+ 4.35	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	117,567	
Heat/Cool Adj	+ 0.00	Depreciation ( 47%)	-	55,256	
Plumbing Adj	+ 5.46	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	62,311	
Adj Base Cost	= 122.86	Lot Value	+		
Total Area	x 900	Indicated Value	=	62,311	
Adjusted Cost	= 110,574	Value Per SqFt		69.23	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	62,311		
Lot Value			
Indicated Value	62,311	69.23	Per SqFt
Agland Value	560		
Site Improvements	13,987		
Total Value	76,858	85.40	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	4,485.02		4,485
PATO	SLAB PORCH - OPEN	31161	19x12		228	8.81		2,009
PRCH	SLAB PORCH - COVERED	147591	6x4		24	20.80		499



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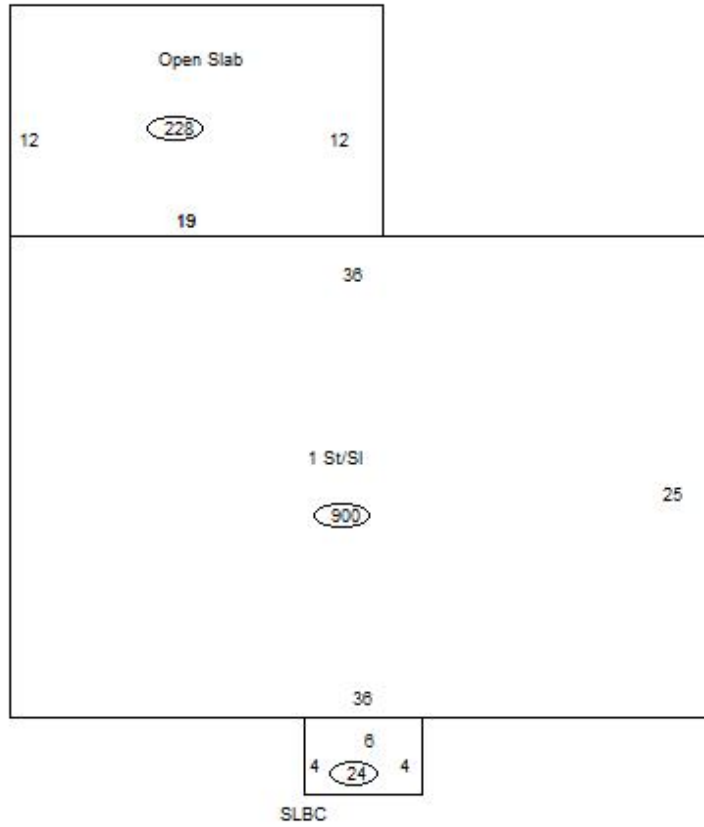
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### Sketch Image

660013014



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	900	1.000	900
2	M	PATO		10	Open Slab	228	1.000	228
3	M	PRCH		10	SLBC	24	1.000	24
<b>Total Building Area</b>						<b>900</b>		<b>900</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	20x30x8	Concrete	Formed Metal	600
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.86 x 600)		19,116	19,116	9,367	9,749
	LNT0	LEAN-TO	20x30x8	Dirt	Formed Metal	600
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.59 x 600)		5,154	5,154	3,556	1,598
	LOAF	LOAFING SHED	16x8x6	Dirt	Galvanized Metal	128
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.82 x 128)		873	873	515	358
	SHDS	Shed - Small	12x16x6	Plank	Composition Shingle	192
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (23.81 x 192)		4,572	4,572	2,697	1,875
	PCPT	Carport - Portable	14x30x8	Gravel	Formed Metal	420
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (79% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.61 x 420)		1,936	1,936	1,529	407



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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			2.500	224	224	560	560
<b>IMP PST Totals</b>						2.500			560	560
<b>Total Agland</b>						2.500			560	560