



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:36:55
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Assessment Data					Primary Image																																																																																																																				
Account 660013498 Parcel ID 23N17E-13-2-00000-000-0000 Cadastral ID 13-23-17-00200 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 284590 CHISAM, DONALD L LIFE ESTATE 9055 S 4240 RD CHELSEA OK 74016-0000 Parcel Location Situs 09055 S 4240 RD Subdivision Lot/Block / Parcel Size 60 - Acres Sec/Twn/Rng 13 / 23 / 17 / 2 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.47949408 -95.45024631																																																																																																																									
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Lot Data Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE) 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	Primary Image
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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,033 / 2,033
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	650 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2003 / 14



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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	110.07	Total Misc Impr	+ 10,602
Roofing Adj	+ 5.25	Garage Cost	+ 24,053
Subfloor Adj	+ 0.00	Total RCN	= 319,844
Heat/Cool Adj	+ 14.18	Depreciation (14%)	- 44,778
Plumbing Adj	+ 10.77	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 275,066
Adj Base Cost	= 140.28	Lot Value	+ 275,066
Total Area	x 2,033	Indicated Value	= 275,066
Adjusted Cost	= 285,189	Value Per SqFt	135.30

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	275,066		
Lot Value			
Indicated Value	275,066	135.30	Per SqFt
Agland Value	12,161		
Site Improvements	51,755		
Total Value	614,048	302.04	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	6,301.04		6,301
PRCH	SLAB PORCH - COVERED	32450	8x6		48	28.79		1,382
PRCH	SLAB PORCH - COVERED	32451	17x6		102	28.62		2,919



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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	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	
	Base Cost (28.46 x 1,800)		51,228	51,228	12,807	38,421
	BNGP	BARN	40x40x10	Dirt	Galvanized Metal	1,600
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	
	Base Cost (19.41 x 1,600)		31,056	31,056	18,944	12,112
	LOAF	LOAFING SHED	16x30x7	Dirt	Galvanized Metal	480
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
	Base Cost (6.36 x 480)		3,053	3,053	2,442	611
	LOAF	LOAFING SHED	16x30x7	Dirt	Galvanized Metal	480
	Qual	3	Cond 2	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
	Base Cost (6.36 x 480)		3,053	3,053	2,442	611



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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
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			4.760	54	54	257	257
OKA	OKEMAH SILTY CLAY LOAM	NTV PST	90			46.534	216	216	10,051	10,051
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			8.705	213	213	1,853	1,853
IMP PST Totals						60.000			12,161	12,161
Total Agland						60.000			12,161	12,161