



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 660013565 Parcel ID 24N16E-13-1-00000-000-0000 Cadastral ID 13-24-16-02500 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 258536 COX, HENRY ALLEN & CAROL JOYCE & PAULA JO ANDERSON & JEFF RAY BURNETT 3400 S 4190 RD CHELSEA OK 74016-0000																																																																																																																									
Parcel Location Situs 03400 S 4190 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 13 / 24 / 16 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.56212315 -95.54543606					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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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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	



Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,512 / 1,512
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 86

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	89.51	Total Misc Impr	+ 15,123
Roofing Adj	+ 4.85	Garage Cost	+
Subfloor Adj	+ 1.07	Total RCN	= 167,608
Heat/Cool Adj	+ 1.80	Depreciation (80%)	- 134,086
Plumbing Adj	+ 3.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 33,522
Adj Base Cost	= 100.85	Lot Value	+
Total Area	x 1,512	Indicated Value	= 33,522
Adjusted Cost	= 152,485	Value Per SqFt	22.17

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	33,522
Lot Value	
Indicated Value	33,522 22.17 Per SqFt
Agland Value	4,480
Site Improvements	34,009
Total Value	72,011 47.63 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	32540	10x4		40	23.66		946
EPSW	ENCLOSED PORCH - SOLID WALL	32541	30x5		150	61.22		9,183
FPR1	Fireplace - Residential 1 Story		1		1	4,994.06		4,994



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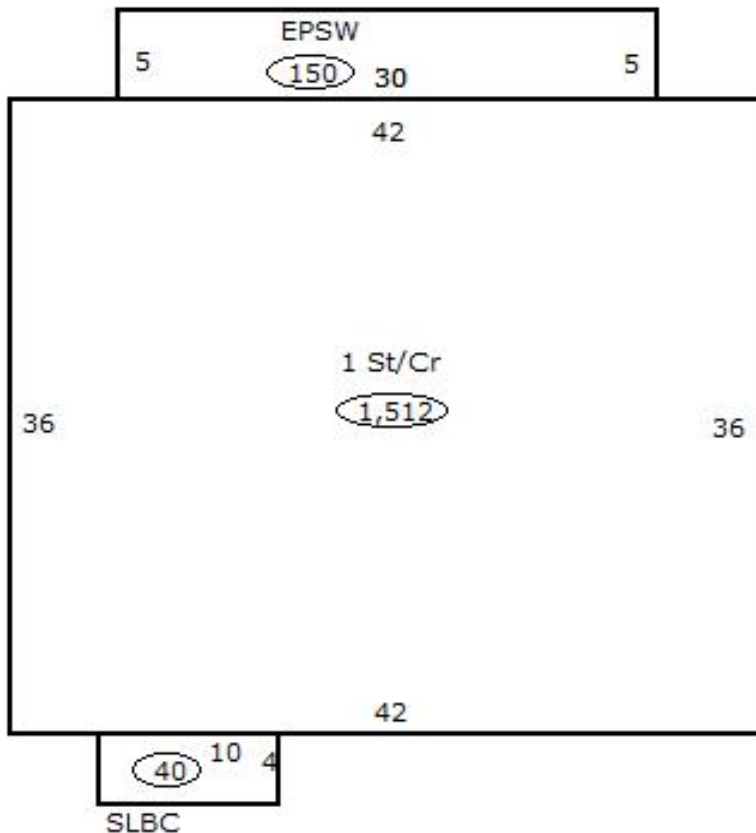
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,512	1.000	1,512
2	M	PRCH		13	SLBC	40	1.000	40
3	M	EPSW		13	EPSW	150	1.000	150
Total Building Area						1,512		1,512



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x40x10	Concrete	Formed Metal	1,200
	Qual 3	Cond 3	Year 2020	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD
Base Cost (29.51 x 1,200)		35,412		35,412	3,187	32,225
	CPDT	Carport - Detached	20x30x8	Dirt	Formed Metal	600
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (5.35 x 600)		3,210		3,210	1,669	1,541
	LOAF	LOAFING SHED	20x10x8	Dirt	Formed Metal	200
	Qual 2	Cond 2	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (6.08 x 200)		1,216		1,216	973	243



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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			20.000	224	224	4,480	4,480
IMP PST Totals						20.000			4,480	4,480
Total Agland						20.000			4,480	4,480