



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 18:03:57  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660014173 <b>Parcel ID</b> 23N17E-14-1-00000-000-0000 <b>Cadastral ID</b> 14-23-17-01510 <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> 301121 LEWIS, BRENDA KAY BASSETT  9490 S 4240 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 09490 S 4240 RD <b>Subdivision</b> <b>Lot/Block</b> 0000 / 0000 <b>Parcel Size</b> 1 - Acres <b>Sec/Twn/Rng</b> 14 / 23 / 17 / 1 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.47433104 -95.45393943																																																																																																																									
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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 0 <b>Non-Ag Acres</b> 0 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> Square-Foot <b>Base Lot Value</b> <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b>		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-08-28\IMG_003: 8/28/2020</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	75% Veneer, Masonry 25% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,352 / 1,352
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,352
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1990 / 27

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	123,923	91.66	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	98.02	<b>Total Misc Impr</b>	+	9,013			
<b>Roofing Adj</b>	+ 4.25	<b>Garage Cost</b>	+				
<b>Subfloor Adj</b>	+ -1.13	<b>Total RCN</b>	=	174,755			
<b>Heat/Cool Adj</b>	+ 11.24	<b>Depreciation ( 36%)</b>	-	62,912			
<b>Plumbing Adj</b>	+ 10.20	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	111,843			
<b>Adj Base Cost</b>	= 122.59	<b>Lot Value</b>	+				
<b>Total Area</b>	x 1,352	<b>Indicated Value</b>	=	111,843			
<b>Adjusted Cost</b>	= 165,742	<b>Value Per SqFt</b>		82.72			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	111,843		
<b>Lot Value</b>			
<b>Indicated Value</b>	111,843	82.72	Per SqFt
<b>Agland Value</b>	144		
<b>Site Improvements</b>	4,178		
<b>Total Value</b>	116,165	85.92	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	34086	12x3		36	23.68	852
PRCH	SLAB PORCH - COVERED	34087	30x12		360	22.67	8,161



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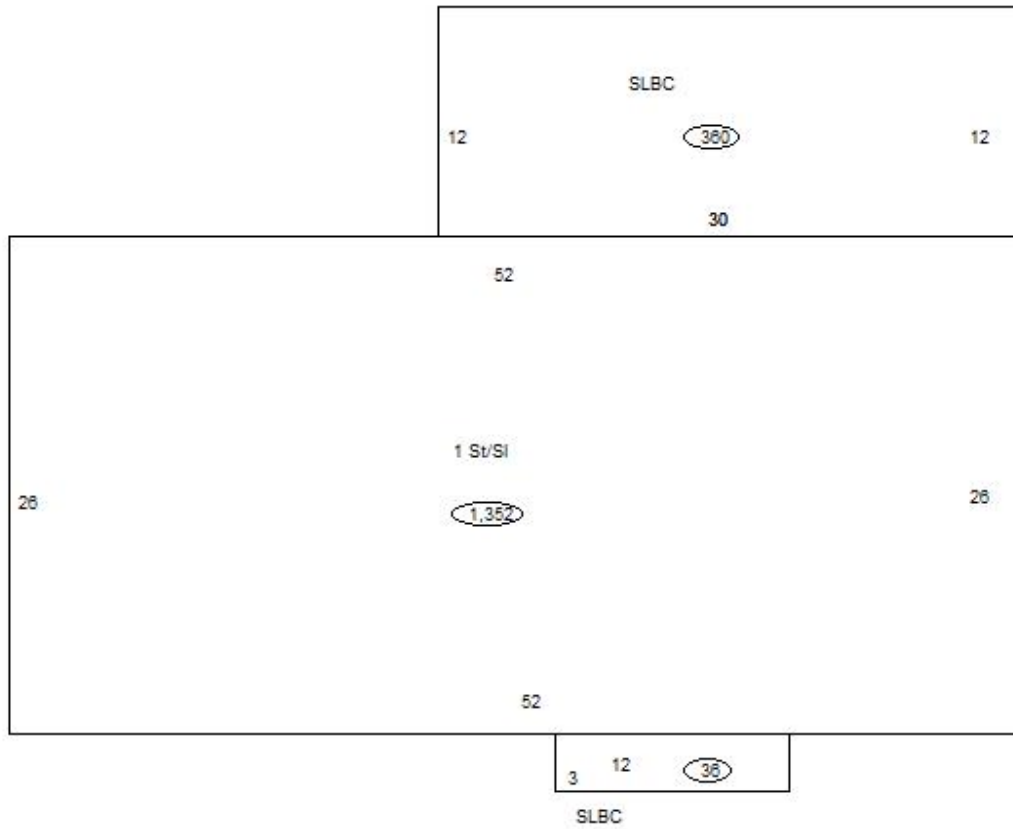
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,352	1.000	1,352
2	M	PRCH		10	SLBC	36	1.000	36
3	M	PRCH		10	SLBC	360	1.000	360
<b>Total Building Area</b>						1,352		1,352



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PCPT	CARPORT PORTABLE	20x35x10	Dirt	Formed Metal	700	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (53% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.95 x 700)	3,465			3,465	1,836	1,629
	SHDS	SHED	14x32x7	Plank	Formed Metal	448	
	Qual	3	Cond 2	Year 1990	Eff Age 36		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (20.91 x 448)	9,368			9,368	7,494	1,874
	LNT0	Lean To - Attached	12x32x6	Dirt	Galvanized Metal	384	
	Qual	2	Cond 2	Year 1990	Eff Age 36		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.79 x 384)	3,375			3,375	2,700	675



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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
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			1.000	144	144	144	144
<b>NTV PST Totals</b>						1.000			144	144
<b>Total Agland</b>						1.000			144	144