



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:36:51
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Assessment Data					Primary Image																																																																																																																				
Account 660014174 Parcel ID 23N17E-14-4-00000-000-0000 Cadastral ID 14-23-17-01600 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 344722 OSTRANDER, ANTHONY JERARD TRUST 403577 W 3700 RD TALALA OK 74080-0000 Parcel Location Situs 09590 S 4240 RD Subdivision Lot/Block / Parcel Size 65.48 - Acres Sec/Twn/Rng 14 / 23 / 17 / 4 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.47225776 -95.45811380 N2 SE LESS TR DESC 2025-007493 AS COMM SE/C N2 SE; S88.3427W 627.73' TO POB; S88.3427W 1355.70'; N01.3213W 418.08'; N84.0037E 1440.76'; S06.5006E 39.03'; S24.4638W 396.82'; S01.2224E 64.39'; S52 4806E 117.65' TO POB.																																																																																																																									
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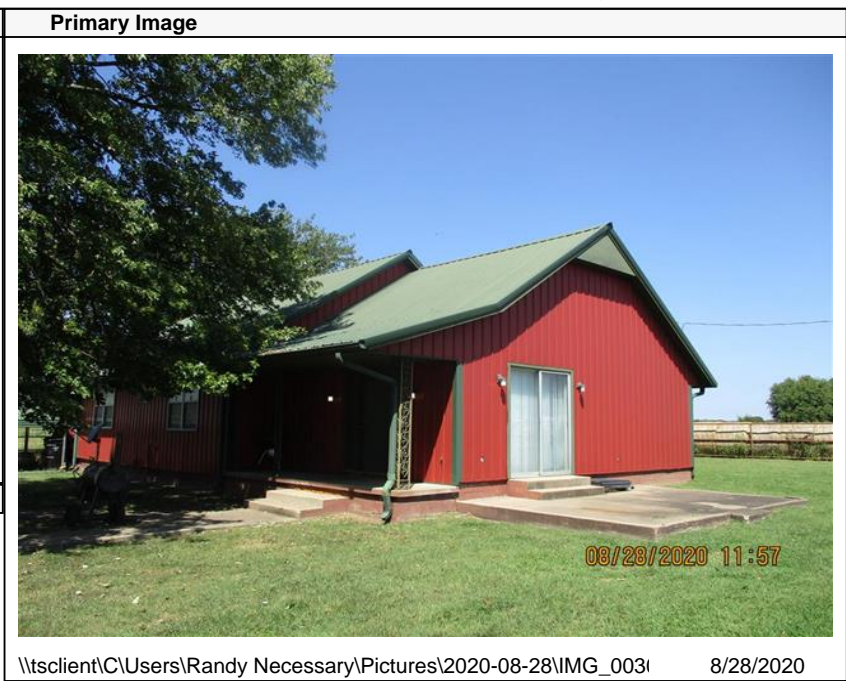
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Lot Data - CHELSEA FOYIL RURAL (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,428 / 1,428
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 57

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	93.24	Total Misc Impr	+ 27,188
Roofing Adj	+ 5.03	Garage Cost	+
Subfloor Adj	+ 1.15	Total RCN	= 190,665
Heat/Cool Adj	+ 11.24	Depreciation (62%)	- 118,212
Plumbing Adj	+ 3.83	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 72,453
Adj Base Cost	= 114.48	Lot Value	+
Total Area	x 1,428	Indicated Value	= 72,453
Adjusted Cost	= 163,477	Value Per SqFt	50.74

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	72,453
Lot Value	
Indicated Value	72,453 50.74 Per SqFt
Agland Value	11,498
Site Improvements	94,455
Total Value	178,406 124.93 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	4,994.06		4,994
PRCH	SLAB PORCH - COVERED	34089	18x4		72	23.56		1,696
PATO	SLAB PORCH - OPEN	34090	18x12		216	9.53		2,058
EPSW	ENCLOSED PORCH - SOLID WALL	34091	28x11		308	59.87		18,440



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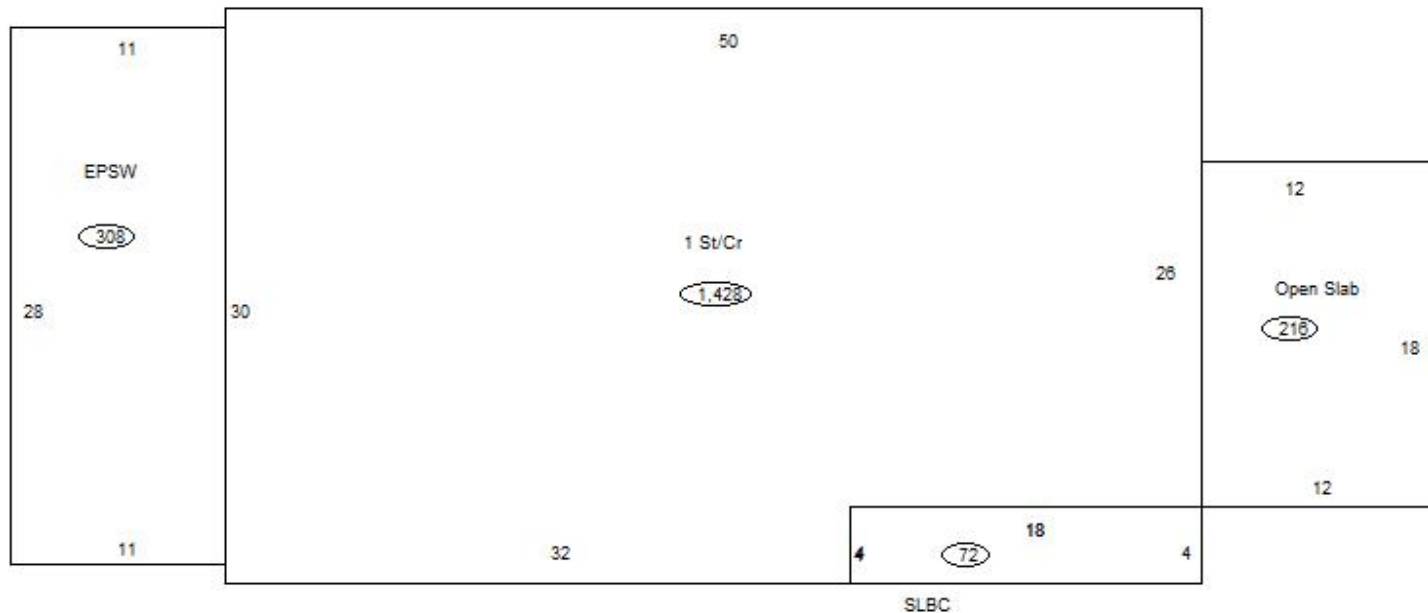
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Sketch Image

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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	1,428	1.000	1,428
2	M	PRCH		10	SLBC	72	1.000	72
3	M	PATO		10	Open Slab	216	1.000	216
4	M	EPSW		10	EPSW	308	1.000	308
Total Building Area						1,428		1,428



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	BARN	55x96x12	Dirt	Formed Metal	5,280
	Qual	4	Cond 3	Year 2006	Eff Age 15	
	Valuation Summary Base Cost (25.07 x 5,280) 132,370		Modifier Total	RCN 132,370	Depr (34% Phys/ % Func) 45,006	RCNLD 87,364
	LOAF	LOAFING SHED	16x50x8	Dirt	Formed Metal	800
	Qual	4	Cond 3	Year 2006	Eff Age 15	
	Valuation Summary Base Cost (8.55 x 800) 6,840		Modifier Total	RCN 6,840	Depr (51% Phys/ % Func) 3,488	RCNLD 3,352
	LOAF	LOAFING SHED	16x50x8	Dirt	Formed Metal	800
	Qual	4	Cond 3	Year 2006	Eff Age 15	
	Valuation Summary Base Cost (8.55 x 800) 6,840		Modifier Total	RCN 6,840	Depr (51% Phys/ % Func) 3,488	RCNLD 3,352
	PCPT	CARPORT PORTABLE	20x20x8	Gravel	Formed Metal	400
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary Base Cost (4.61 x 400) 1,844		Modifier Total	RCN 1,844	Depr (79% Phys/ % Func) 1,457	RCNLD 387



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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
BDC2	BATES-DENNIS SOILS 3-5% S	IMP PST	59			2.000	165	165	330	330
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30			19.000	84	84	1,596	1,596
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			7.000	168	168	1,176	1,176
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			37.480	224	224	8,396	8,396
IMP PST Totals						65.480			11,498	11,498
Total Agland						65.480			11,498	11,498