



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 660014201 Parcel ID 24N17E-14-1-00000-000-0000 Cadastral ID 14-24-17-00100 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 301040 MALLORY, CHARLES W & TONIE K 3490 S 4240 RD CHELSEA OK 74016-0000 Parcel Location Situs 03490 S 4240 RD Subdivision Lot/Block / Parcel Size 110 - Acres Sec/Twn/Rng 14 / 24 / 17 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>660014201_003.JPG 6/7/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.56348217 -95.45785056 S2 NE NE & SE NW NE & S2 NE																																																																																																																									
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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	



Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,208 / 1,528
Style	100% 1 1/2 Story Finished
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1906 / 120

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	76.82	Total Misc Impr	+ 11,168
Roofing Adj	+ 3.17	Garage Cost	+
Subfloor Adj	+ 1.78	Total RCN	= 152,783
Heat/Cool Adj	+ 4.90	Depreciation (80%)	- 122,226
Plumbing Adj	+ 6.01	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 30,557
Adj Base Cost	= 92.68	Lot Value	+
Total Area	x 1,528	Indicated Value	= 30,557
Adjusted Cost	= 141,615	Value Per SqFt	20.00

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	30,557
Lot Value	
Indicated Value	30,557 20.00 Per SqFt
Agland Value	16,332
Site Improvements	639
Total Value	47,528 31.10 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
PRCH	SLAB PORCH - COVERED	34108	28x12		336	19.89		6,683



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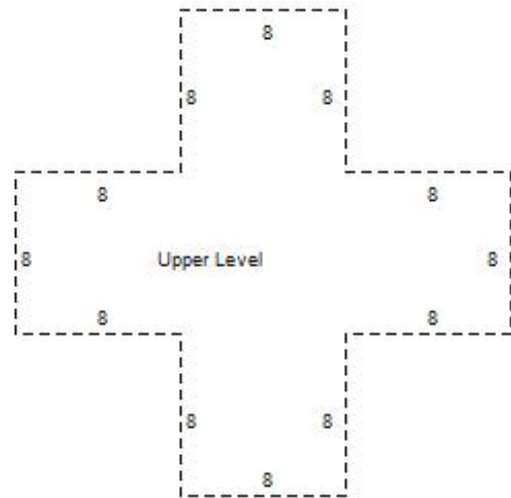
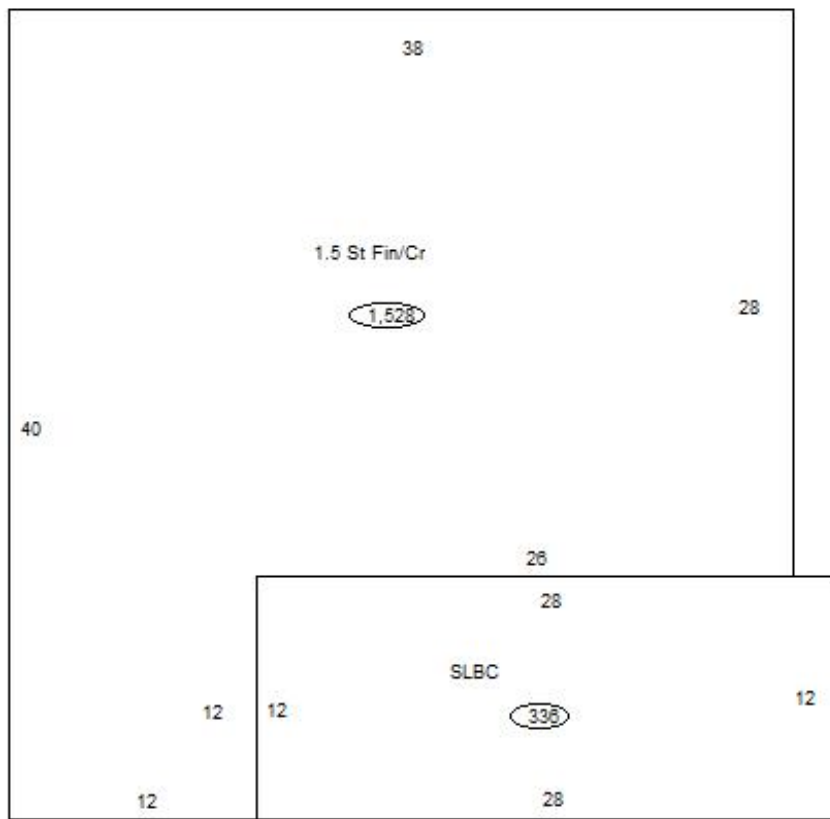
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Sketch Image

660014201



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	1,208	1.265	1,528
2	U	^UL		10	Upper Level	320	1.000	320
3	M	PRCH		10	SLBC	336	1.000	336
Total Building Area						1,208		1,528



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	0x0x0			600
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD	
Base Cost (4.26 x 600)		2,556		2,556	1,917	639



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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	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,064 / 1,064
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1940 / 65

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	63,280 59.47 Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	96.47	Total Misc Impr	+ 7,652
Roofing Adj	+ 4.34	Garage Cost	+
Subfloor Adj	+ 2.54	Total RCN	= 123,319
Heat/Cool Adj	+ 0.74	Depreciation (71%)	- 87,556
Plumbing Adj	+ 4.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 35,763
Adj Base Cost	= 108.71	Lot Value	+
Total Area	x 1,064	Indicated Value	= 35,763
Adjusted Cost	= 115,667	Value Per SqFt	33.61

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	35,763
Lot Value	
Indicated Value	35,763 33.61 Per SqFt
Agland Value	
Site Improvements	16,417
Total Value	52,180 49.04 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	34110	12x10		120	53.90		6,468
PATO	SLAB PORCH - OPEN	34111	15x8		120	9.87		1,184



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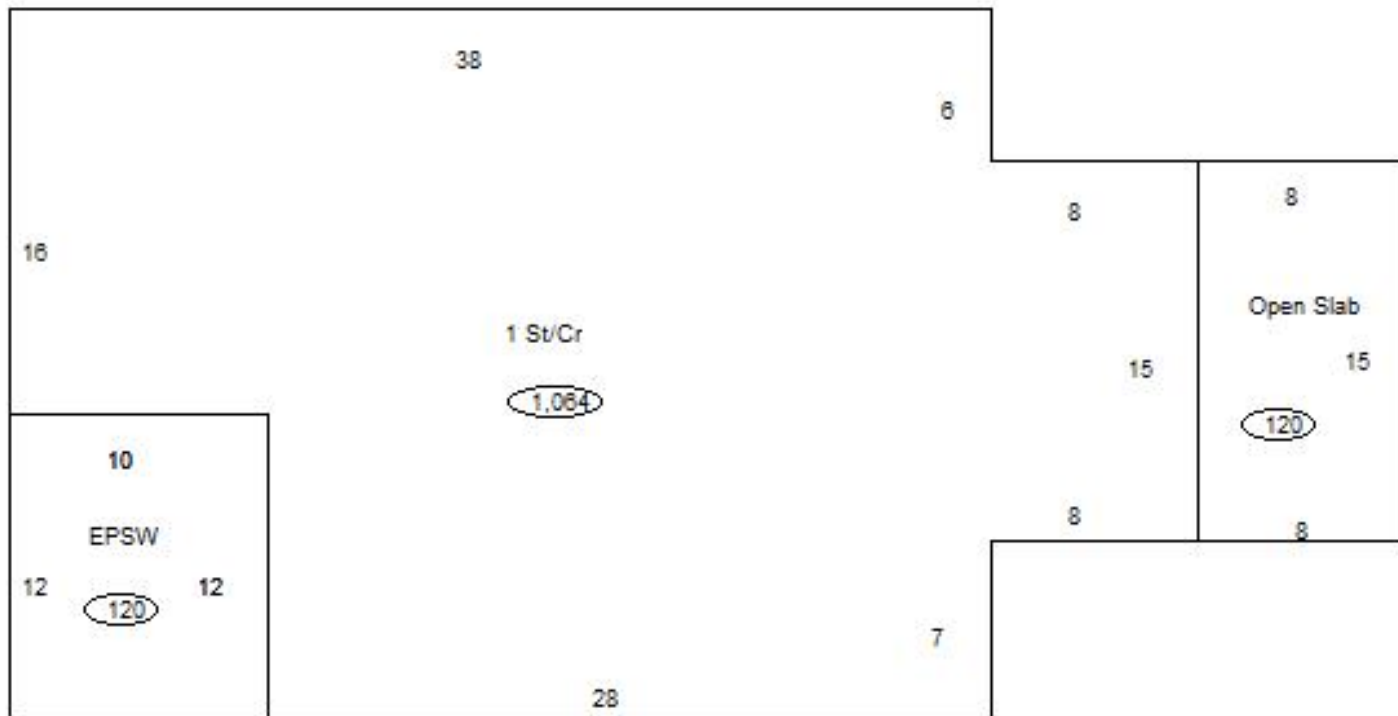
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Sketch Image

660014201



Sketch Vector Information

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1	R	1	Crawl	10	1 St/Cr	1,064	1.000	1,064
2	M	EPSW		10	EPSW	120	1.000	120
3	M	PATO		10	Open Slab	120	1.000	120
Total Building Area						1,064		1,064



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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BNGP	Barn - General Purpose	0x0x0	Base		1,365	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD	
		Base Cost (21.21 x 1,365)	28,952		28,952	21,714	7,238
	LNT0	Lean - To	0x0x0	Base		240	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD	
		Base Cost (8.64 x 240)	2,074		2,074	415	1,659
	SHDS	Shed - Small	0x0x0	Base		288	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD	
		Base Cost (20.96 x 288)	6,036		6,036	1,207	4,829
	MS	MECH SHED	0x0x0			1,200	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD	
		Base Cost (5.85 x 1,200)	7,020		7,020	5,265	1,755
	HS	HAY SHED	0x0x0			800	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 800)	3,744		3,744	2,808	936
	SHDS	Shed - Small	0x0x0	Base			
	Qual	3	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (39.31 x)					
	LF	LOAFING SHED	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x)					



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	SHDS	Shed - Small	0x0x0	Base		
	Qual	3	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (39.31 x)					
	SHDS	Shed - Small	0x0x0	Base		
	Qual	3	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (39.31 x)					
	CP	Carport Dirt	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					



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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
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45		0	17.000	108	108	1,836	1,836
DNC	DENNIS SILT LOAM 3-5% SLO	NTV PST	69		166	36.000	166	166	5,976	5,976
HC	HECTOR STONY SANDY LOAM	NTV PST	20		0	20.000	48	48	960	960
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80		0	16.000	192	192	3,072	3,072
NTV PST Totals						89.000			11,844	11,844
DNC	DENNIS SILT LOAM 3-5% SLO	IMP PST	69		0	7.000	193	193	1,352	1,352
OKB	OKEMAH SILTY CLAY LOAM 1-	IMP PST	80		0	14.000	224	224	3,136	3,136
IMP PST Totals						21.000			4,488	4,488
Total Agland						110.000			16,332	16,332