



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 660014770 Parcel ID 23N17E-15-1-00000-000-0000 Cadastral ID 15-23-17-00100 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 18384 ATCHLEY, GARY L & PEGGY LYNN PO BOX 65 FOYIL OK 74031-0000 Parcel Location Situs 09440 S 4230 RD Subdivision Lot/Block / Parcel Size 9.72 - Acres Sec/Twn/Rng 15 / 23 / 17 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p style="text-align: right; color: orange;">08/31/2020 10:35</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-08-31\IMG_002\ 8/31/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.47552311 -95.47387576 N2 S2 SE NE LESS N 110' OF E 112' THEREOF																																																																																																																									
Exemptions <table border="1" style="width: 100%;"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Building Permits <table border="1" style="width: 100%;"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																	
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Lot Data		Square-Foot - NBHD 4050 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres								
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value				<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-08-31\IMG_002I 8/31/2020</p>				
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code Gross Rent 0.00 Indicated Value				
Lot Value				Multiple Regression				
Residential Data				MRA Code 1 Test Adjusted R 0.8445 Indicated Value 90,876 61.57 Per SqFt				
Type	1 Single Family Residence			Direct Comparables				
Condition	4 - Good			Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value				
Quality	2.5 - Fair			Value Reconciliation				
Architecture	TRAD TRADITIONAL			Selected Approach Cost Approach Improvements 69,989 Lot Value Indicated Value 69,989 47.42 Per SqFt Agland Value 1,797 Site Improvements 5,684 Total Value 77,470 52.49 Total Value Per SqFt				
Style	100% One Story							
Exterior Wall	100% Frame, Siding, Vinyl							
Base/Total Area	1,476 / 1,476							
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	1940 / 52							
Cost Approach		Manual : 01/2025						
Base Cost	91.77	Total Misc Impr	+ 0					
Roofing Adj	+ 5.01	Garage Cost	+ 0					
Subfloor Adj	+ 1.18	Total RCN	= 166,640					
Heat/Cool Adj	+ 11.24	Depreciation (58%)	- 96,651					
Plumbing Adj	+ 3.70	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 69,989					
Adj Base Cost	= 112.90	Lot Value	+ 0					
Total Area	x 1,476	Indicated Value	= 69,989					
Adjusted Cost	= 166,640	Value Per SqFt	47.42					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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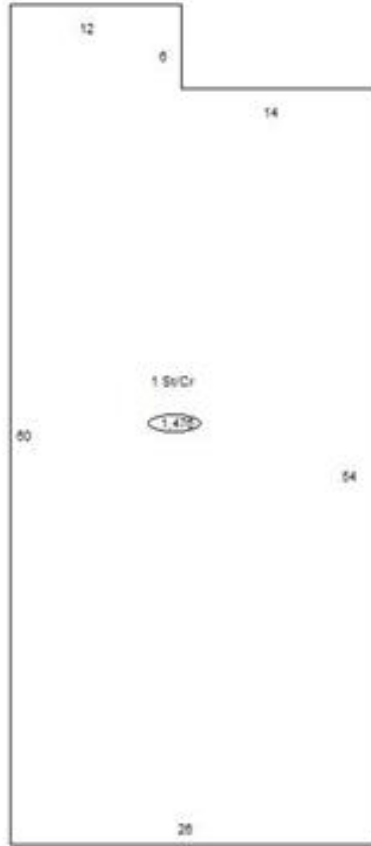
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Sketch Image

660014770



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,476	1.000	1,476
Total Building Area						1,476		1,476



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPAT	CARPORT - ATTACHED	30x44x8	Gravel	Formed Metal	1,320
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (6.83 x 1,320)		9,016	9,016	4,688	4,328
	CPDT	CARPORT DETACHED	20x25x8	Dirt	Formed Metal	500
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (5.65 x 500)		2,825	2,825	1,469	1,356
	SHDS	SHED	10x12x6	Plank	Formed Metal	120
	Qual	4	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (29.52 x 120)		3,542	3,542	3,542	



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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	



Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	
Site Improvements	50,847
Total Value	50,847 0.00 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER			2012	1	0.00		



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Outbuildings/Site Improvements

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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	20x35x12	Gravel	Formed Metal	700
	Qual 4	Cond 3	Year 2021	Eff Age	4	
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
Base Cost (6.39 x 700)		4,473		4,473	671	3,802
	SHDS	SHED	12x32x6	Plank	Formed Metal	384
	Qual 3.5	Cond 3	Year 2010	Eff Age	12	
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)		RCNLD
Base Cost (22.27 x 384)		8,552		8,552	3,934	4,618
	CPDT	CARPORT DETACHED	20x45x12	Gravel	Formed Metal	900
	Qual 3	Cond 3	Year 2010	Eff Age	12	
Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)		RCNLD
Base Cost (8.89 x 900)		8,001		8,001	4,161	3,840
	BNGP	BARN	40x40x12	Gravel	Formed Metal	1,600
	Qual 3	Cond 3	Year 2000	Eff Age	20	
Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)		RCNLD
Base Cost (21.22 x 1,600)		33,952		33,952	16,636	17,316
	LNTD	LEAN-TO	40x18x10	Gravel	Formed Metal	720
	Qual 3	Cond 3	Year 2000	Eff Age	20	
Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)		RCNLD
Base Cost (7.12 x 720)		5,126		5,126	3,537	1,589
	SHDS	SHED	10x24x6	Plank	Composition Shingle	240
	Qual 3	Cond 2	Year 2000	Eff Age	26	
Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)		RCNLD
Base Cost (22.62 x 240)		5,429		5,429	3,800	1,629
	CPDT	CARPORT DETACHED	18x20x8	Gravel	Formed Metal	360
	Qual 3	Cond 3	Year 2000	Eff Age	20	
Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)		RCNLD
Base Cost (5.95 x 360)		2,142		2,142	1,478	664



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	SHED	12x30x7	Plank	Composition Shingle	360	
	Qual	4	Cond 2	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
	Base Cost (22.53 x 360)		8,111	8,111	5,678	2,433	
	SHDS	SHED	18x30x6	Plank	Formed Metal	540	
	Qual	3	Cond 2	Year 2000	Eff Age 26		
	Interior Finish (Residential)		Finished Area	Fixture Count		15,823	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
	Base Cost (20.58 x 540)		11,113	15,823	26,936	18,855	8,081
	EQSH	EQUIP SHED	24x40x8	Gravel	Galvanized Metal	960	
	Qual	3	Cond 3	Year 1980	Eff Age 35		
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD	
	Base Cost (17.01 x 960)		16,330	16,330	9,961	6,369	
	LNT0	Lean To - Attached	12x24x8	Dirt	Galvanized Metal	288	
	Qual	2	Cond 2	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (8.79 x 288)		2,532	2,532	2,026	506	



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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	NTV PST	80		0	2.500	192	192	480	480
PAA	PARSONS SILT LOAM 0-1% SL	NTV PST	76		0	7.220	182	182	1,317	1,317
NTV PST Totals						9.720			1,797	1,797
Total Agland						9.720			1,797	1,797