



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 660015801 Parcel ID 23N16E-16-2-00000-000-0000 Cadastral ID 16-23-16-01020 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 2554 MORGAN, HOWARD L & MARY E CO-TRUSTEES MORGAN FAMILY TRUST 9005 S 4150 RD UNIT C CLAREMORE OK 74017-0000 Parcel Location Situs 09005 S 4150 RD UNIT C Subdivision Lot/Block / Parcel Size .66 - Acres Sec/Twn/Rng 16 / 23 / 16 / 2 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0159.JPG 1/20/2021</p>																																																																																																															
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Lot Data		Square-Foot - NBHD 4050 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	29,238.00 x .72 = 21,051	
Factor Value		
Adjustments	1.0000	
Lot Value	21,051	



\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0159.JPG 1/20/2021

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,079 / 1,079
Style	100% One Story
HVAC	100% Wall Furnace
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	1965 / 54

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	79,925 74.07 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	96.28	Total Misc Impr	+ 3,539				
Roofing Adj	+ 5.08	Garage Cost	+ 0				
Subfloor Adj	+ 2.53	Total RCN	= 121,344				
Heat/Cool Adj	+ 0.74	Depreciation (62%)	- 75,233				
Plumbing Adj	+ 4.56	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 46,111				
Adj Base Cost	= 109.18	Lot Value	+ 21,051				
Total Area	x 1,079	Indicated Value	= 67,162				
Adjusted Cost	= 117,805	Value Per SqFt	62.24				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	46,111		
Lot Value	21,051		
Indicated Value	67,162	62.24	Per SqFt
Agland Value			
Site Improvements	13,479		
Total Value	80,641	74.74	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	38060	29x6		174	20.34	3,539



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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	1,079	1.000	1,079
2	M	PRCH		10	SLBC	174	1.000	174
Total Building Area						1,079		1,079



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	20x30x8	Concrete	Formed Metal	600
	Qual	3	Cond 3	Year 2005	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (33.54 x 600)		20,124	20,124	7,446	12,678
	SHDS	Shed - Small	12x18x8	Plank	Composition Shingle	216
	Qual	2	Cond 3	Year 1970	Eff Age 42	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (18.55 x 216)		4,007	4,007	3,206	801