



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:29:47
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660015818 Parcel ID 23N17E-16-3-00000-000-0000 Cadastral ID 16-23-17-01050 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 316384 MCGHAY, JAMES S & STEPHANIE M 9451 S 4210 RD CHELSEA OK 74016-0000 Parcel Location Situs 09451 S 4210 RD UNIT C Subdivision Lot/Block / Parcel Size 13.37 - Acres Sec/Twn/Rng 16 / 23 / 17 / 3 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-09-08\IMG_004 9/9/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.47312406 -95.49998511																																																																																																																									
Legal Description N2 N2 SW LESS W 1757.66' THEREOF & TR BEG NW/C OF N 35' W 1757.66' N2 N2 SW, TH 32' E TO TRENCH/L, TH 5' E OF TRENCH LINE TO POB, TH S 10', E 10', N 10', W 10' TO POB					Building Permits <table border="1"> <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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Date 04/16/2026
 Time 22:29:47
 Page 2

Lot Data		Square-Foot - NBHD 4050 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	13.1251		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	571,729.00 x .27 = 153,152		
Factor Value			
Adjustments	1.0000		
Lot Value	153,152		



\\tsclient\C\Users\Randy Necessary\Pictures\2020-09-08\IMG_004' 9/9/2020

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,600 / 1,600
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1990 / 32

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	173,428	108.39	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	88.49	Total Misc Impr	+ 36,034				
Roofing Adj	+ 4.09	Garage Cost	+ 0				
Subfloor Adj	+ 1.07	Total RCN	= 217,650				
Heat/Cool Adj	+ 11.24	Depreciation (42%)	- 91,413				
Plumbing Adj	+ 8.62	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 126,237				
Adj Base Cost	= 113.51	Lot Value	+ 153,152				
Total Area	x 1,600	Indicated Value	= 279,389				
Adjusted Cost	= 181,616	Value Per SqFt	174.62				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	126,237		
Lot Value	153,152		
Indicated Value	279,389	174.62	Per SqFt
Agland Value			
Site Improvements	38,469		
Total Value	317,858	198.66	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	38084	40x8		320	22.75		7,280
EPSW	ENCLOSED PORCH - SOLID WALL	147604	20x20		400	59.40		23,760



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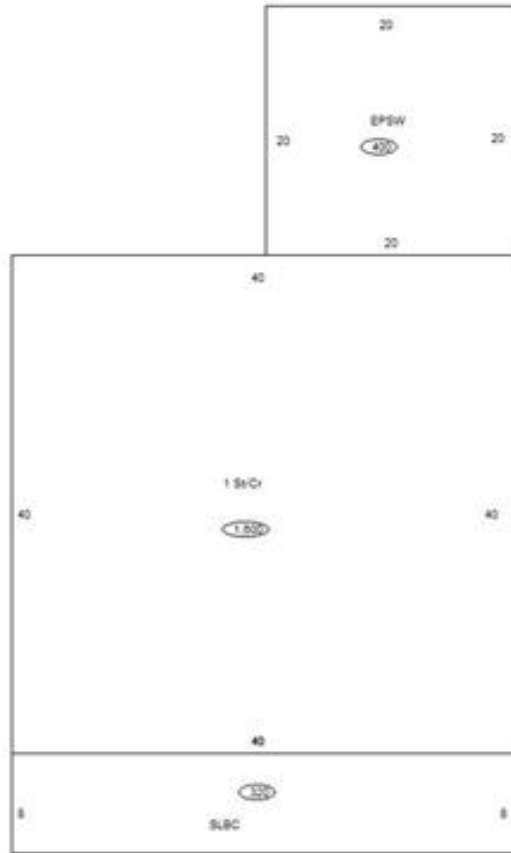
Date 04/16/2026

Time 22:29:47

Page 3

Sketch Image

660015818



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,600	1.000	1,600
2	M	PRCH		10	SLBC	320	1.000	320
3	M	EPSW		10	EPSW	400	1.000	400
Total Building Area						1,600		1,600



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 Page 4

660015818

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	8x8x6	Dirt	Galvanized Metal	64
	Qual 2	Cond 2	Year 2021	Eff Age 5		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (5.93 x 64)		380		380	380	
	UTIL	UTILITY	40x40x12	Concrete	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 (28.01 x 1,600)		44,816		44,816	21,960	22,856
	BNGP	BARN	34x40x8	Dirt	Formed Metal	1,360
	Qual 3	Cond 2	Year 2000	Eff Age 26		
Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)		RCNLD
Base Cost (24.47 x 1,360)		33,279		33,279	17,971	15,308
	LNT0	Lean To - Attached	10x10x8	Gravel	Formed Metal	100
	Qual 3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)		RCNLD
Base Cost (9.85 x 100)		985		985	680	305