



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 660017090 Parcel ID 24N18E-18-3-00000-000-0000 Cadastral ID 18-24-18-00700 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 262594 COX, ROBERT M SR & LEANNA R 3851 S 4250 RD CHELSEA OK 74016-0000 Parcel Location Situs 03851 S 4250 RD Subdivision Lot/Block / Parcel Size 30.03 - Acres Sec/Twn/Rng 18 / 24 / 18 / 3 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\rln\Pictures\2020-01-31\IMG_0069.JPG 2/6/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.55540535 -95.43341875 LOT 4(SW SW) LESS & EXCEPT S 247', W 365' LYING N OF N ROW/L HWY 28, LESS N 171.5' W 1016' LOT 4																																																																																																																									
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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	



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Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,304 / 2,304
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,304
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1966 / 53

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	128,195		
Lot Value			
Indicated Value	128,195	55.64	Per SqFt
Agland Value	5,605		
Site Improvements	67,952		
Total Value	201,752	87.57	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	102.39	Total Misc Impr	+	17,063
Roofing Adj	+ 4.47	Garage Cost	+	
Subfloor Adj	+ -2.15	Total RCN	=	298,128
Heat/Cool Adj	+ 12.39	Depreciation (57%)	-	169,933
Plumbing Adj	+ 4.89	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	128,195
Adj Base Cost	= 121.99	Lot Value	+	
Total Area	x 2,304	Indicated Value	=	128,195
Adjusted Cost	= 281,065	Value Per SqFt		55.64

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,503.09		5,503
SHLT	STORM SHELTER	0		1	2001	0.00		
PRCH	SLAB PORCH - COVERED	41220	72		72	26.17		1,884
PATO	SLAB PORCH - OPEN	41221	20x14		280	9.03		2,528
PRCH	SLAB PORCH - COVERED	41222	20x14		280	25.53		7,148



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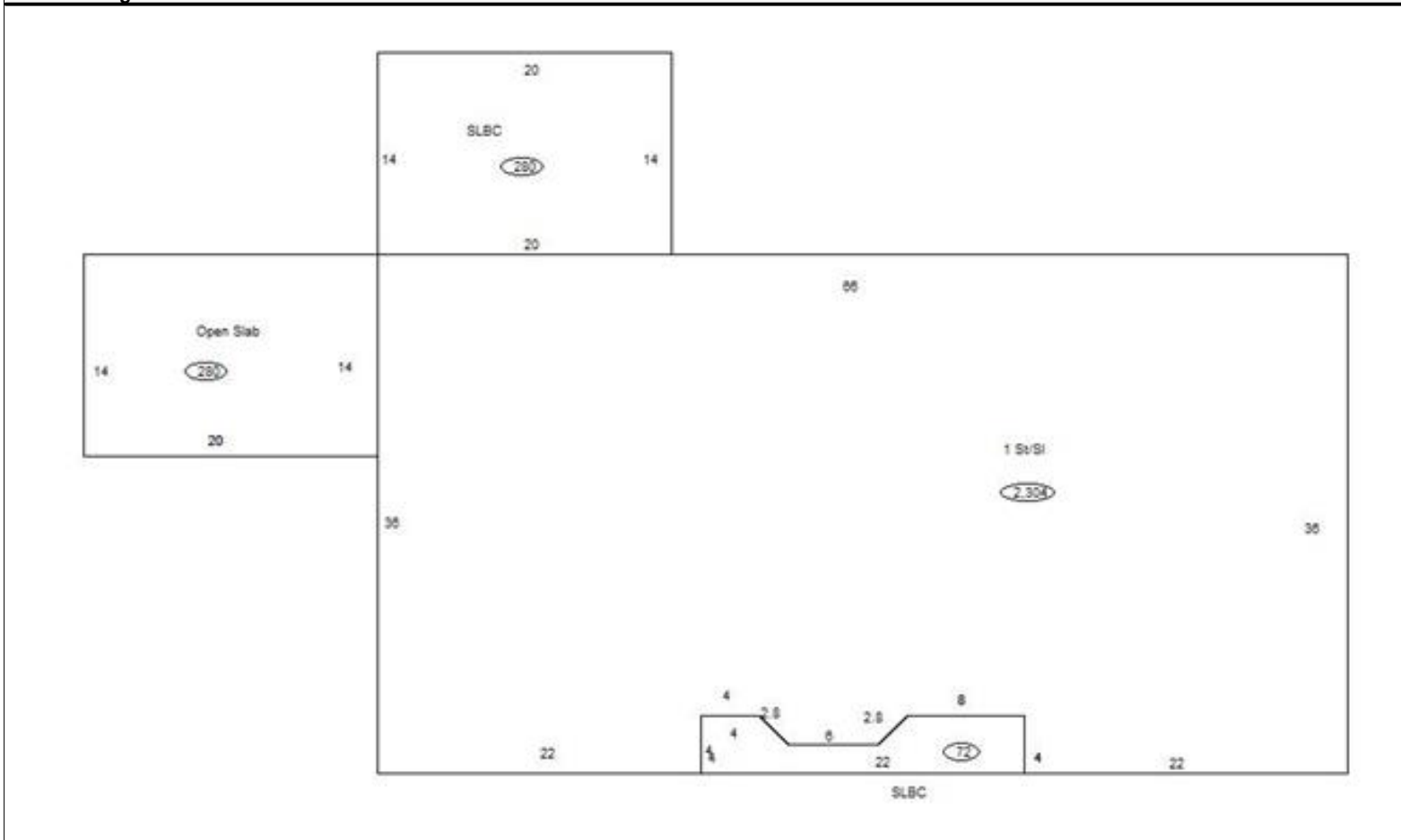
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,304	1.000	2,304
2	M	PRCH		10	SLBC	72	1.000	72
3	M	PATO		10	Open Slab	280	1.000	280
4	M	PRCH		10	SLBC	280	1.000	280
Total Building Area						2,304		2,304



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		64x48x0			3,072
	Qual 3	Cond 3	Year 2016	Eff Age	8	
	Valuation Summary		Modifier Total	RCN	Depr (33% Phys/ % Func)	
	Base Cost (8.44 x 3,072)	25,928		25,928	8,556	17,372
	BARN BARN		60x70x0		Metal	4,200
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	
	Base Cost (8.06 x 4,200)	33,852		33,852	16,926	16,926
	BARN BARN		40x57x0		Metal	2,280
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	
	Base Cost (8.94 x 2,280)	20,383		20,383	12,230	8,153
	SV SWIM VINYL		0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	
	Base Cost (25,000.00 x 1)	25,000		25,000	12,500	12,500
	UTIL SHOP BUILDING		14x47x0		Metal	658
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	
	Base Cost (32.93 x 658)	21,668		21,668	8,667	13,001



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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
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	20.030	168	168	3,365	3,365
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	10.000	224	224	2,240	2,240
IMP PST Totals						30.030			5,605	5,605
Total Agland						30.030			5,605	5,605