



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 00:31:32  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660017755 <b>Parcel ID</b> 000000-00-0-00891-001-0004 <b>Cadastral ID</b> 19-23-17-01400 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 2 <b>Tax Area</b> 70 - FOYIL RURAL/FOYIL FIRE <b>Name ID</b> 329925 CHESTER, JAMES ALLEN & ASHTYN ROSE LEWIS-NICHOLS  10701 S 4190 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 10701 S 4190 RD <b>Subdivision</b> WARDS GROVE <b>Lot/Block</b> 0004 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 19 / 23 / 17 / 5 <b>Neighborhood</b> 1141 - R-V02-NE FOYIL <b>School District</b> S007 - FOYIL SCHOOLS					<p>09/16/2020 11:58</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-09-16\IMG_002: 9/18/2020</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.45647188 -95.54202572 W2 TR #4 LESS S 140', W 160' WARDS GROVE (AKA W2 S2 S2 GOVT LOT 3 LESS S 140' W 160').																																																																																																																									
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Lot Data		Square-Foot - NBHD 1141 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	4.5739		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	199,240.00 x .28 = 55,094		
Factor Value			
Adjustments	1.0000		
Lot Value	55,094		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	988 / 988
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	988
Fixture/RghIn	14 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2002 / 18

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	124,779	126.29	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	109.14	Total Misc Impr	+ 1,074
Roofing Adj	+ 5.20	Garage Cost	+
Subfloor Adj	+ -2.43	Total RCN	= 143,662
Heat/Cool Adj	+ 12.64	Depreciation ( 20%)	- 28,732
Plumbing Adj	+ 19.77	Lump Sums	+ 5,097
Basement Adj	+ 0.00	RCNLD	= 120,027
Adj Base Cost	= 144.32	Lot Value	+ 55,094
Total Area	x 988	Indicated Value	= 175,121
Adjusted Cost	= 142,588	Value Per SqFt	177.25

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	120,027		
Lot Value	55,094		
Indicated Value	175,121	177.25	Per SqFt
Agland Value			
Site Improvements	1,062		
Total Value	176,183	178.32	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	42973	5x4		20	26.87		537
PRCH	SLAB PORCH - COVERED	131584	5x4		20	26.87		537
WODO	WOOD DECK - OPEN	131585	300		300	16.99		5,097



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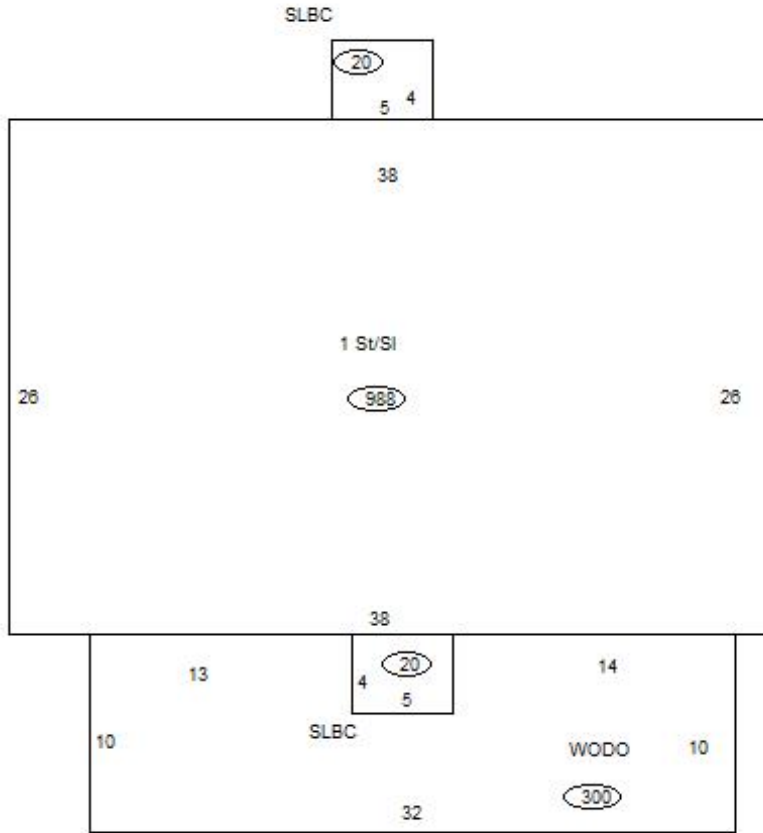
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Sketch Image

660017755



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	988	1.000	988
2	M	PRCH		10	SLBC	20	1.000	20
3	M	PRCH		10	SLBC	20	1.000	20
4	M	WODO		10	WODO	300	1.000	300
<b>Total Building Area</b>						988		988



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x8x6	Plank	Formed Metal	80
	Qual	3	Cond 2	Year 2020	Eff Age 6	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>
		Base Cost (30.79 x 80)	2,463		2,463	2,463
	SHDS	Shed - Small	10x16x8	Plank	Formed Metal	160
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>
		Base Cost (24.52 x 160)	3,923		3,923	3,923
	PCPT	Carport - Portable	20x20x8	Gravel	Formed Metal	400
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>
		Base Cost (4.61 x 400)	1,844		1,844	1,844
	LOAF	Loafing Shed	40x20x6	Gravel	Galvanized Metal	800
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>
		Base Cost (6.64 x 800)	5,312		5,312	4,250
						1,062