




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660018664 Parcel ID 24N18E-20-4-00000-000-0000 Cadastral ID 20-24-18-00700 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 272564 PARKS, ULYSSES LEON & BETTY MARIE - TRUSTEES 4770 S 4270 RD CHELSEA OK 74016-0000 Parcel Location Situs 04770 S 4270 RD Subdivision Lot/Block / Parcel Size 98.71 - Acres Sec/Twn/Rng 20 / 24 / 18 / 4 Neighborhood 4060 - CHELSEA School District S003 - CHELSEA SCHOOLS					 <p>660018664_002.JPG 3/26/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.54328563 -95.40233959 W2 SE SE LESS S 208.71' OF W 208.71' LESS HY & NE SE SE & SE NE SE & SW NE SE & N2 NE SE & E2 SW NE & NW SE NE																																																																																																																									
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Lot Data	Units-Buildable - CHELSEA (UNITS BUILDABLE)	Primary Image
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	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	2,992 / 2,992
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,992
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	720 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

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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	

Cost Approach				Manual : 01/2025			
Base Cost	106.96	Total Misc Impr	+ 24,580	Roofing Adj	+ 4.92	Garage Cost	+ 26,255
Subfloor Adj	+ -3.16	Total RCN	= 440,483	Heat/Cool Adj	+ 14.18	Depreciation (43%)	- 189,408
Plumbing Adj	+ 7.33	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 251,075
Adj Base Cost	= 130.23	Lot Value	+ 251,075	Total Area	x 2,992	Indicated Value	= 251,075
Adjusted Cost	= 389,648	Value Per SqFt	83.92	Adjusted Cost	= 389,648	Value Per SqFt	83.92

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	251,075		
Lot Value			
Indicated Value	251,075	83.92	Per SqFt
Agland Value	6,935		
Site Improvements	69,084		
Total Value	327,094	109.32	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	6,301.04		6,301
PRCH	SLAB PORCH - COVERED	45369	10x10		100	28.63		2,863
PRCH	SLAB PORCH - COVERED	45370	568		568	27.14		15,416



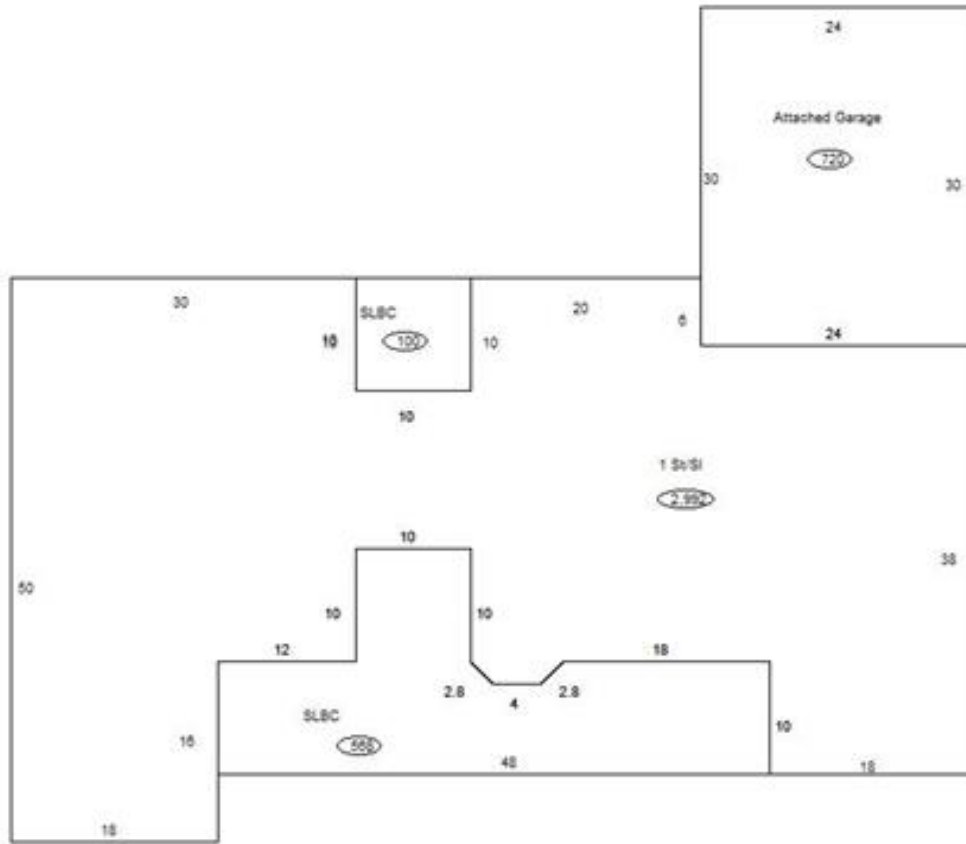
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,992	1.000	2,992
2	G	1		13	Attached Garage	720	1.000	720
3	M	PRCH		13	SLBC	100	1.000	100
4	M	PRCH		13	SLBC	568	1.000	568
Total Building Area						2,992		2,992



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		0x0x0			960
	Qual 3	Cond 3	Year		Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)		RCNLD
Base Cost (10.48 x 960)		10,061		10,061	5,534	4,527
	BARN BARN		0x0x0			1,200
	Qual 3	Cond 3	Year		Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ % Func)		RCNLD
Base Cost (10.21 x 1,200)		12,252		12,252	11,027	1,225
	UTIL SHOP BUILDING		0x0x0			2,000
	Qual 3	Cond 3	Year		Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)		RCNLD
Base Cost (27.99 x 2,000)		55,980		55,980	5,598	50,382
	SV SWIM VINYL		0x0x0			1
	Qual 3	Cond 3	Year		Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)		RCNLD
Base Cost (25,000.00 x 1)		25,000		25,000	15,000	10,000
	GF GAZEBO FAIR		0x0x0			1
	Qual 2	Cond 3	Year		Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
Base Cost (2,950.00 x 1)		2,950		2,950		2,950
	STF STG FAIR		0x0x0			
	Qual 2	Cond	Year		Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (4.68 x)						
	STF STG FAIR		0x0x0			
	Qual 2	Cond	Year		Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (4.68 x)						



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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	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	896 / 896
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 57

Cost Approach		Manual : 01/2025	
Base Cost	94.95	Total Misc Impr	+ 18,997
Roofing Adj	+ 4.27	Garage Cost	+ 115,649
Subfloor Adj	+ 2.42	Total RCN	= 75,172
Heat/Cool Adj	+ 0.74	Depreciation (65%)	- 0
Plumbing Adj	+ 5.48	Lump Sums	+ 40,477
Basement Adj	+ 0.00	RCNLD	= 40,477
Adj Base Cost	= 107.87	Lot Value	+ 40,477
Total Area	x 896	Indicated Value	= 45.18
Adjusted Cost	= 96,652	Value Per SqFt	

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	46,114 51.47 Per SqFt

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

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	40,477
Lot Value	
Indicated Value	40,477 45.18 Per SqFt
Agland Value	
Site Improvements	337
Total Value	40,814 45.55 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	4,485.02		4,485
EPSW	ENCLOSED PORCH - SOLID WALL	45372	32x8		256	52.80		13,517
PRCH	SLAB PORCH - COVERED	45373	8x6		48	20.72		995



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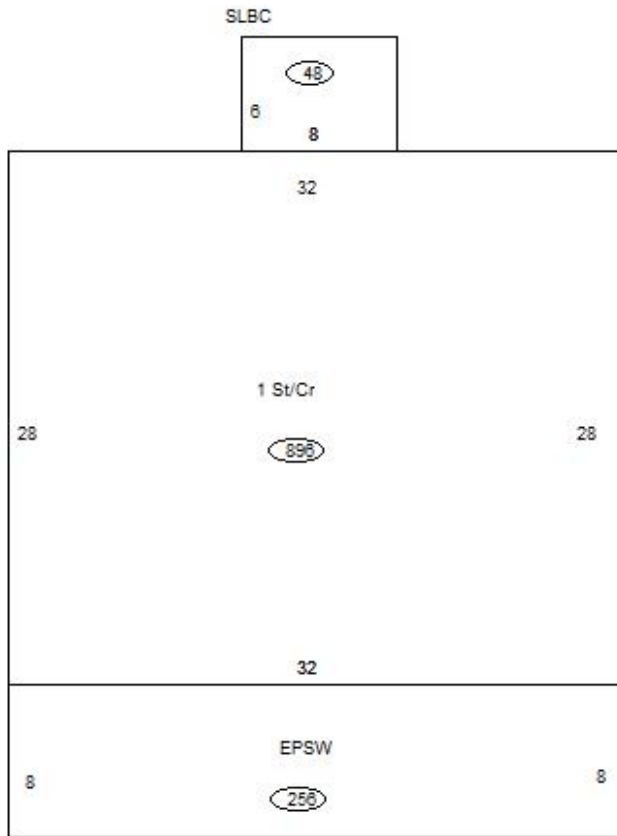
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	896	1.000	896
2	M	EPSW		10	EPSW	256	1.000	256
3	M	PRCH		10	SLBC	48	1.000	48
Total Building Area						896		896



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			360	
	Qual	2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 360)	1,685		1,685	1,348	337



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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
							0	0	0	0
Totals						0.000			0	0
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60	0		1.000	108	108	108	108
DNB	DENNIS SILT LOAM 1-3% SLO	TMBR	80	0		2.000	144	144	288	288
HC	HECTOR STONY SANDY LOAM	TMBR	20	0		10.000	36	36	360	360
HLC	HECTOR-LINKER FINE SANDY	TMBR	35	0		42.710	63	63	2,691	2,691
TMBR Totals						55.710			3,447	3,447
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60	0		1.000	144	144	144	144
HC	HECTOR STONY SANDY LOAM	NTV PST	20	0		9.000	48	48	432	432
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35	0		23.000	84	84	1,932	1,932
NTV PST Totals						33.000			2,508	2,508
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35	0		10.000	98	98	980	980
IMP PST Totals						10.000			980	980
Total Agland						98.710			6,935	6,935