



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 660019531 Parcel ID 23N17E-22-2-00000-000-0000 Cadastral ID 22-23-17-01000 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 259467 GEYER, KATHY V 10071 S 4220 RD CHELSEA OK 74016-0000 Parcel Location Situs 10071 S 4220 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 22 / 23 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.46406294 -95.48725009																																																																																																																									
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Lot Data - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
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	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	1,324 / 1,986
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,324
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	440 Attached Garage - Finished
Remodel	
Year/Eff Age	1965 / 46

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	97.40	Total Misc Impr	+	14,547
Roofing Adj	+ 3.41	Garage Cost	+	18,168
Subfloor Adj	+ -1.62	Total RCN	=	268,989
Heat/Cool Adj	+ 12.64	Depreciation (51%)	-	137,184
Plumbing Adj	+ 7.14	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	131,805
Adj Base Cost	= 118.97	Lot Value	+	
Total Area	x 1,986	Indicated Value	=	131,805
Adjusted Cost	= 236,274	Value Per SqFt		66.37

Value Reconciliation

Selected Approach	Cost Approach	
Improvements	131,805	
Lot Value		
Indicated Value	131,805	66.37 Per SqFt
Agland Value	3,802	
Site Improvements	11,375	
Total Value	146,982	74.01 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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	47395	23x5		115	26.57		3,056
PRCH	SLAB PORCH - COVERED	47396	16x14		224	26.23		5,876



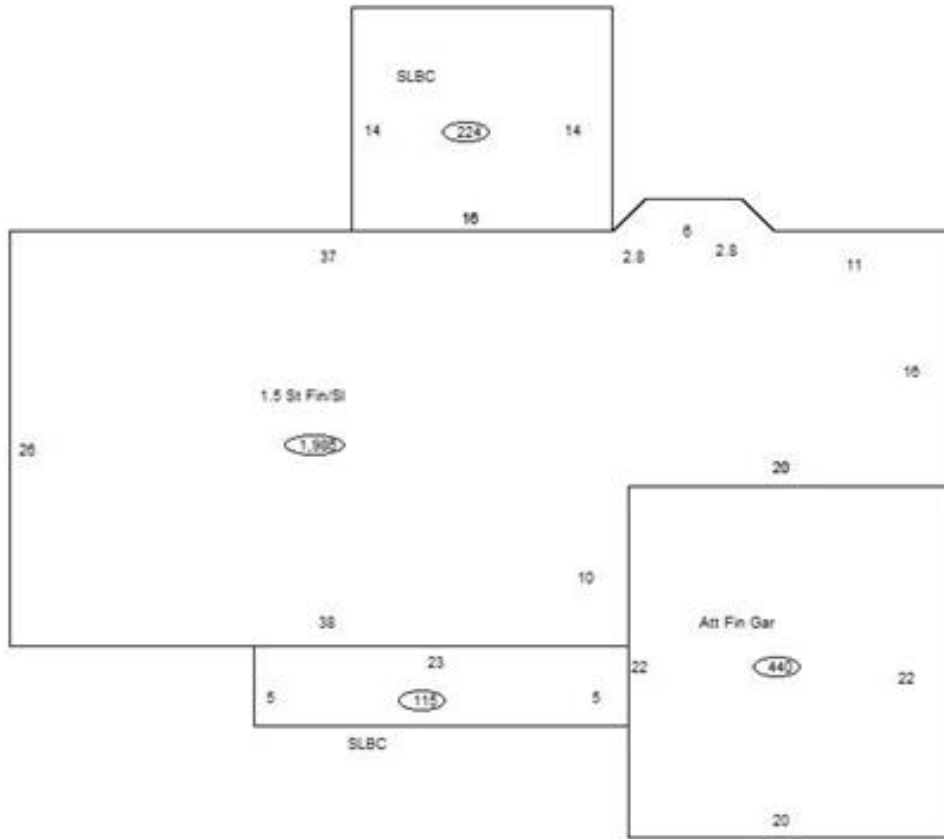
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,324	1.500	1,986
2	G	5		10	Att Fin Gar	440	1.000	440
3	M	PRCH		10	SLBC	115	1.000	115
4	M	PRCH		10	SLBC	224	1.000	224
Total Building Area						1,324		1,986



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		0x0x0			1,800
	Qual 3	Cond 3	Year		Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
Base Cost (9.39 x 1,800)		16,902		16,902	8,451	8,451
	LF LOAFING SHED		0x0x0			468
	Qual 3	Cond 3	Year		Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (55% Phys/ % Func)	RCNLD
Base Cost (4.26 x 468)		1,994		1,994	1,097	897
	LF LOAFING SHED		0x0x0			468
	Qual 3	Cond 3	Year		Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (75% Phys/ % Func)	RCNLD
Base Cost (4.26 x 468)		1,994		1,994	1,496	498
	LF LOAFING SHED		0x0x0			468
	Qual 3	Cond 3	Year		Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (4.26 x 468)		1,994		1,994	1,396	598
	LF LOAFING SHED		0x0x0			312
	Qual 3	Cond 3	Year		Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (4.26 x 312)		1,329		1,329	930	399
	LF LOAFING SHED		0x0x0			312
	Qual 3	Cond 3	Year		Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (60% Phys/ % Func)	RCNLD
Base Cost (4.26 x 312)		1,329		1,329	797	532



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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
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	16.000	192	192	3,072	3,072
PAA	PARSONS SILT LOAM 0-1% SL	NTV PST	76		0	4.000	182	182	730	730
NTV PST Totals						20.000			3,802	3,802
Total Agland						20.000			3,802	3,802