



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 07:17:46  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660020136 <b>Parcel ID</b> 23N16E-23-4-00000-000-0000 <b>Cadastral ID</b> 23-23-16-00200 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 71 - CHELSEA RURAL/FOYIL FIRE <b>Name ID</b> 334668 KHZARJIAN, KEVORK  14577 E 390 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 14577 E 390 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 100 - Acres <b>Sec/Twn/Rng</b> 23 / 23 / 16 / 4 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																																									
<b>Legal Description</b> W2 SE & S2 SW NE. Lat/Long: 36.45695331 -95.56796315																																																																																																																									
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<b>Lot Data</b> - CHELSEA FOYIL RURAL (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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<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,906 / 1,906
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,906
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1996 / 16

<b>GRM Approach</b>	
GRM Code	
Gross Rent	0.00
Indicated Value	

<b>Multiple Regression</b>	
MRA Code	
Adusted R	
Indicated Value	

<b>Direct Comparables</b>	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	98.28	Total Misc Impr	+ 0
Roofing Adj	+ 5.45	Garage Cost	+ 0
Subfloor Adj	+ -2.20	Total RCN	= 232,341
Heat/Cool Adj	+ 12.39	Depreciation ( 17%)	- 39,498
Plumbing Adj	+ 7.98	Lump Sums	+ 11,050
Basement Adj	+ 0.00	RCNLD	= 203,893
Adj Base Cost	= 121.90	Lot Value	+ 0
Total Area	x 1,906	Indicated Value	= 203,893
Adjusted Cost	= 232,341	Value Per SqFt	106.97

<b>Value Reconciliation</b>	
Selected Approach	Cost Approach
Improvements	203,893
Lot Value	
Indicated Value	203,893 106.97 Per SqFt
Agland Value	14,281
Site Improvements	24,229
Total Value	242,403 127.18 Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	49230	20x14		280	30.86		8,641
WODO	WOOD DECK - OPEN	49231	20x7		140	24.58	30%	2,409



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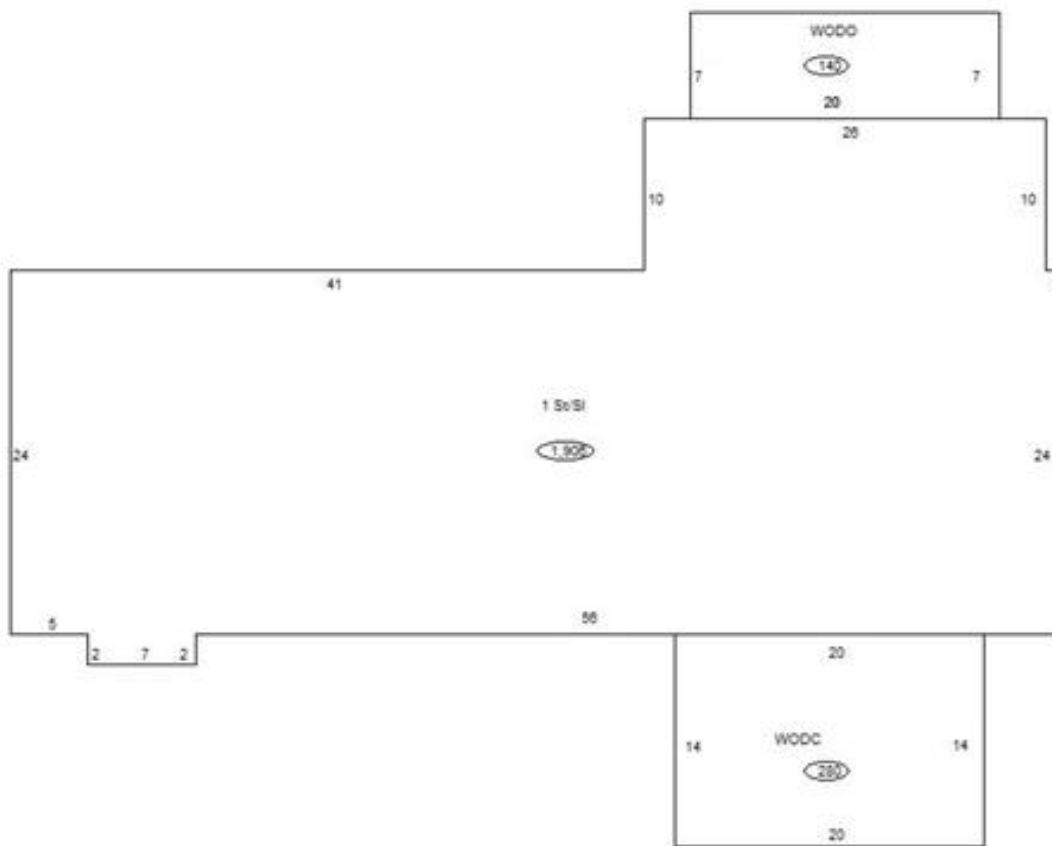
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### Sketch Image

660020136



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	WODC		10	WODC	280	1.000	280
2	M	WODO		10	WODO	140	1.000	140
3	R	1	Slab	10	1 St/SI	1,906	1.000	1,906
<b>Total Building Area</b>						1,906		1,906



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	20x30x8	Concrete	Formed Metal	600
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.86 x 600)		19,116	19,116	9,367	9,749
	HS	HAY SHED	35x60x8	Dirt		2,100
	Qual	3	Cond 3	Year 1990	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 2,100)		9,828	9,828		9,828
	BNGP	Barn - General Purpose	14x40x8	Dirt	Galvanized Metal	560
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (61% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (21.30 x 560)		11,928	11,928	7,276	4,652



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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
CO	COLLINSVILLE STONY LOAM	NTV PST	22			1.349	53	53	71	71
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			84.997	144	144	12,240	12,240
HC	HECTOR STONY SANDY LOAM	NTV PST	20			3.267	48	48	157	157
SUB	SUMMIT SILTY CLAY LOAM 1-	NTV PST	78			8.621	187	187	1,614	1,614
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47			1.767	113	113	199	199
<b>NTV PST Totals</b>						100.000			14,281	14,281
<b>Total Agland</b>						100.000			14,281	14,281