



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 06:45:41
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Assessment Data					Primary Image																																																																																																																				
Account 660020162 Parcel ID 23N17E-23-3-00000-000-0000 Cadastral ID 23-23-17-00500 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 18694 KINCADE, ROBERT R TRUSTEE C/O KELLY KINCADE 10651 S 4230 RD CHELSEA OK 74016-0000 Parcel Location Situs 10651 S 4230 RD Subdivision Lot/Block / Parcel Size 79 - Acres Sec/Twn/Rng 23 / 23 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.45770806 -95.46701979																																																																																																																									
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Units Buildable - 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	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Frame, Siding, Vinyl 50% Veneer, Masonry
Base/Total Area	1,064 / 1,064
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1900 / 95

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	24,002		
Lot Value			
Indicated Value	24,002	22.56	Per SqFt
Agland Value	8,020		
Site Improvements	30,175		
Total Value	62,197	58.46	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	96.77	Total Misc Impr	+	2,510
Roofing Adj	+ 4.87	Garage Cost	+	
Subfloor Adj	+ 2.43	Total RCN	=	120,008
Heat/Cool Adj	+ 1.65	Depreciation (80%)	-	96,006
Plumbing Adj	+ 4.71	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	24,002
Adj Base Cost	= 110.43	Lot Value	+	
Total Area	x 1,064	Indicated Value	=	24,002
Adjusted Cost	= 117,498	Value Per SqFt		22.56

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	49262	20x6		120	20.92		2,510



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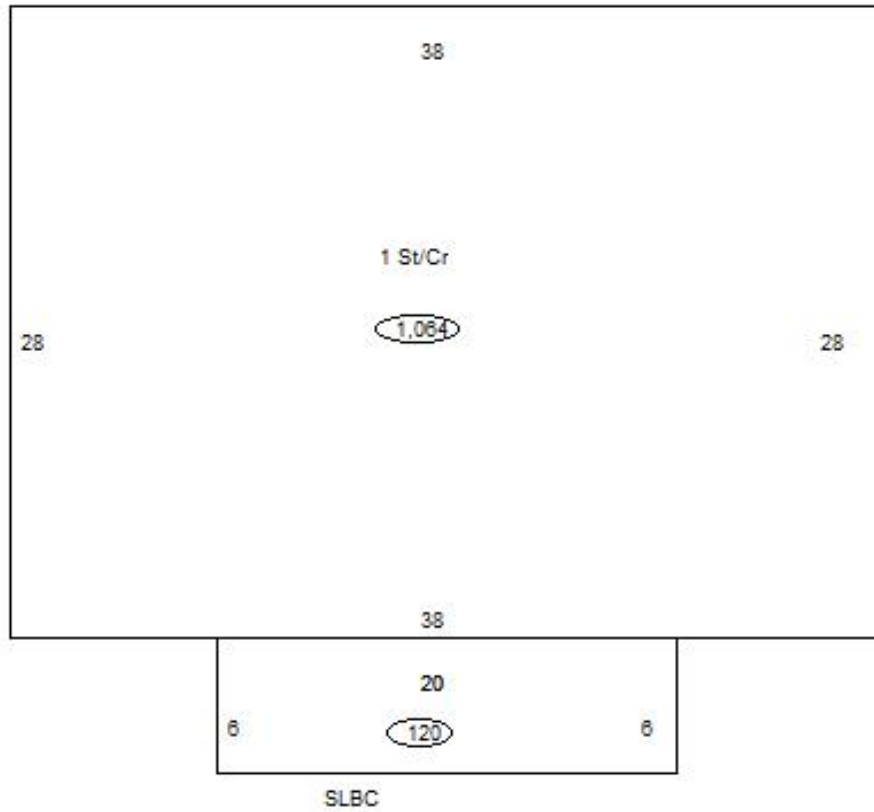
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Sketch Image

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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	1,064	1.000	1,064
2	M	PRCH		10	SLBC	120	1.000	120
Total Building Area						1,064		1,064



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,500	
	Qual	3	Cond	3	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (29.91 x 1,500)		44,865		44,865	20,189	24,676
	MS	MECH SHED	48x24x0			1,152	
	Qual		Cond		Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (5.85 x 1,152)		6,739		6,739	2,022	4,717
	LF	LOAFING SHED	18x12x0			216	
	Qual		Cond		Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 216)		920		920	138	782
	CP	CARPORT DIRT	0x0x0				
	Qual		Cond		Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)						



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Lot Data - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



Residential Data	
Type	6 Mobile Home 76 x 16
Condition	2 - Fair
Quality	2 - Fair
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	1,216 / 1,216
Style	100% Single Wide
HVAC	1 Wall Air Conditioners (Count)
Roof Cover	14 Metal, Ribbed
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1995 / 31

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	30.19	Total Misc Impr	+ 0
Roofing Adj	+ 2.50	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 46,123
Heat/Cool Adj	+ 0.00	Depreciation (72%)	- 33,209
Plumbing Adj	+ 5.24	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 12,914
Adj Base Cost	= 37.93	Lot Value	+ 12,914
Total Area	x 1,216	Indicated Value	= 12,914
Adjusted Cost	= 46,123	Value Per SqFt	10.62

Value Reconciliation			
Selected Approach	Correlated Value		
Improvements	5,000		
Lot Value			
Indicated Value	5,000	4.11	Per SqFt
Agland Value			
Site Improvements			
Total Value	5,000	4.11	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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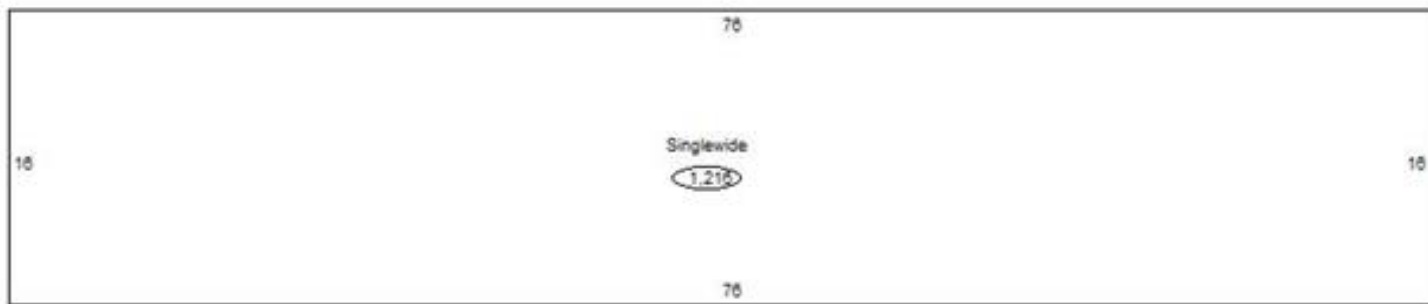
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	1,216	1.000	1,216
Total Building Area						1,216		1,216



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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
BC	BATES-COLLINSVILLE COMPLE	TMBR	51	0		2.000	92	92	184	184
HLC	HECTOR-LINKER FINE SANDY	TMBR	35	0		6.000	63	63	378	378
HLC	HECTOR-LINKER FINE SANDY	TMBR	35	0		2.000	63	63	126	126
TMBR Totals						10.000			688	688
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51	0		40.000	122	122	4,896	4,896
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35	0		29.000	84	84	2,436	2,436
NTV PST Totals						69.000			7,332	7,332
Total Agland						79.000			8,020	8,020