



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 06:49:30
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660020171 Parcel ID 23N17E-23-2-00000-000-0000 Cadastral ID 23-23-17-01300 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 296201 BOYD, TOMMY ROSS 10403 S 4230 RD CHELSEA OK 74016-0000 Parcel Location Situs 10403 S 4230 RD Subdivision Lot/Block / Parcel Size 1.86 - Acres Sec/Twn/Rng 23 / 23 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description S/2 OF N 450' OF W 387.2' SW/4 SW/4 NW/4 Lat/Long: 36.46042747 -95.47092558																																																																																																																									
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Date 04/17/2026
Time 06:49:31
Page 2

Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1.86	
Non-Ag Acres	1.8147	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	79,046.00 x .51 = 39,927	
Factor Value		
Adjustments	1.0000	
Lot Value	39,927	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	1DW EXCP DWIDE MH
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,406 / 1,406
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1963 / 47

Cost Approach				Manual : 01/2025			
Base Cost	95.91	Total Misc Impr	+	3,326			
Roofing Adj	+ 3.95	Garage Cost	+				
Subfloor Adj	+ 2.30	Total RCN	=	166,464			
Heat/Cool Adj	+ 10.30	Depreciation (56%)	-	93,220			
Plumbing Adj	+ 3.57	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	73,244			
Adj Base Cost	= 116.03	Lot Value	+	39,927			
Total Area	x 1,406	Indicated Value	=	113,171			
Adjusted Cost	= 163,138	Value Per SqFt		80.49			

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	93,835	66.74	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	73,244		
Lot Value	39,927		
Indicated Value	113,171	80.49	Per SqFt
Agland Value			
Site Improvements	12,977		
Total Value	126,148	89.72	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	49278	40x4		160	20.79		3,326



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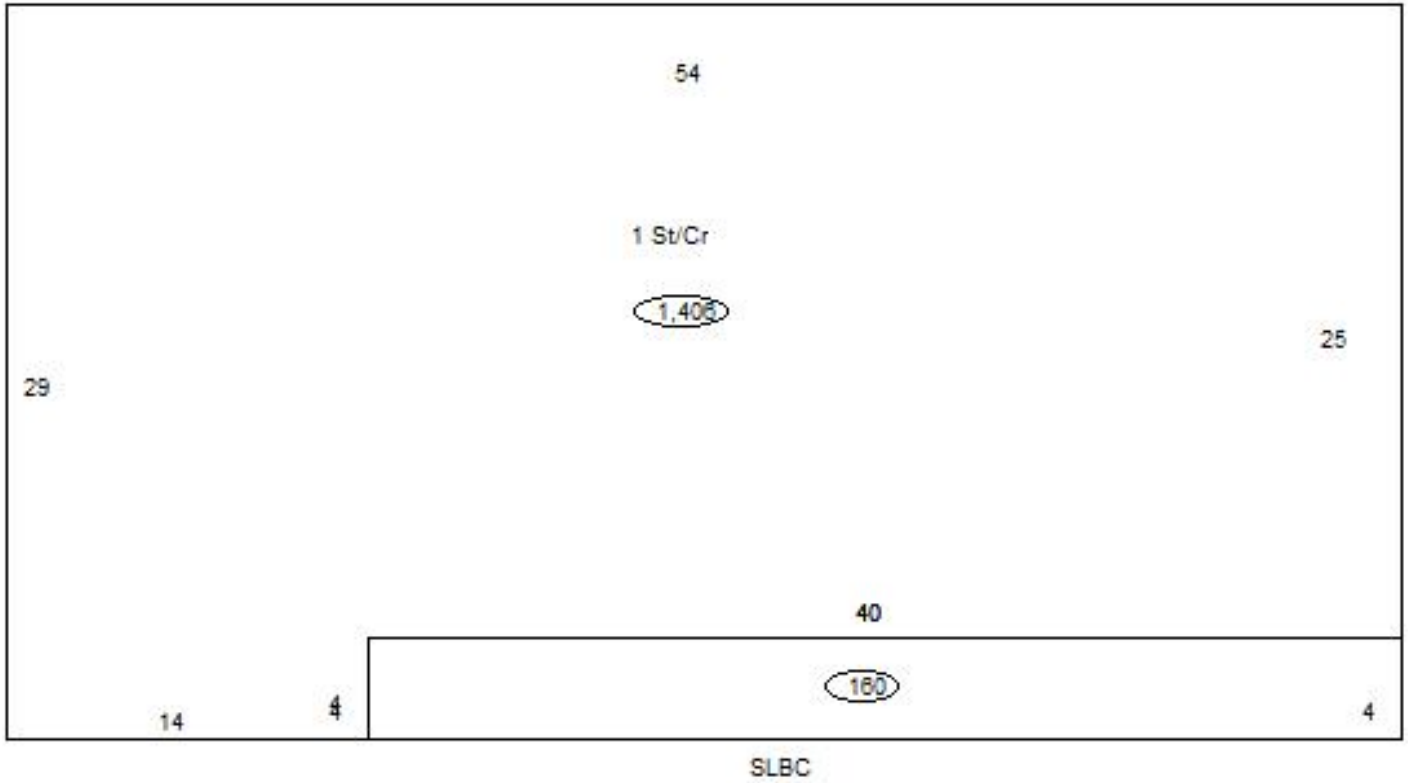
Date 04/17/2026

Time 06:49:31

Page 3

Sketch Image

660020171



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,406	1.000	1,406
2	M	PRCH		10	SLBC	160	1.000	160
Total Building Area						1,406		1,406



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Page 4

660020171

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	16x32x8	Concrete	Composition Shingle	512
	Qual	2	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (31.46 x 512)		16,108	16,108	8,859	7,249
	BNGP	BARN	30x24x8	Dirt	Galvanized Metal	720
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
	Base Cost (20.40 x 720)		14,688	14,688	8,960	5,728
	CP	CARPORT DIRT	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					