



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 660020173 Parcel ID 23N17E-23-3-00000-000-0000 Cadastral ID 23-23-17-01500 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 18914 FALATO, KAREN 10753 S 4230 RD CHELSEA OK 74016-0000 Parcel Location Situs 10753 S 4230 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 23 / 23 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.45546555 -95.47041489 N2 NW SW SW																																																																																																																									
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	5	
Non-Ag Acres	5.0467	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	219,833.00 x .35 = 76,738	
Factor Value		
Adjustments	1.0000	
Lot Value	76,738	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,344 / 1,344
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	1968 / 44



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	103,801	77.23	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	102.41	Total Misc Impr	+	11,889	
Roofing Adj	+ 4.34	Garage Cost	+		
Subfloor Adj	+ 1.15	Total RCN	=	177,900	
Heat/Cool Adj	+ 11.47	Depreciation (52%)	-	92,508	
Plumbing Adj	+ 4.15	Lump Sums	+	2,798	
Basement Adj	+ 0.00	RCNLD	=	88,190	
Adj Base Cost	= 123.52	Lot Value	+	76,738	
Total Area	x 1,344	Indicated Value	=	164,928	
Adjusted Cost	= 166,011	Value Per SqFt		122.71	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	88,190		
Lot Value	76,738		
Indicated Value	164,928	122.71	Per SqFt
Agland Value			
Site Improvements	5,355		
Total Value	170,283	126.70	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	5,095.98		5,096
WODO	WOOD DECK - OPEN	49283	16x8		128	24.29	10%	2,798
EPSW	ENCLOSED PORCH - SOLID WALL	49284	12x9		108	62.90		6,793



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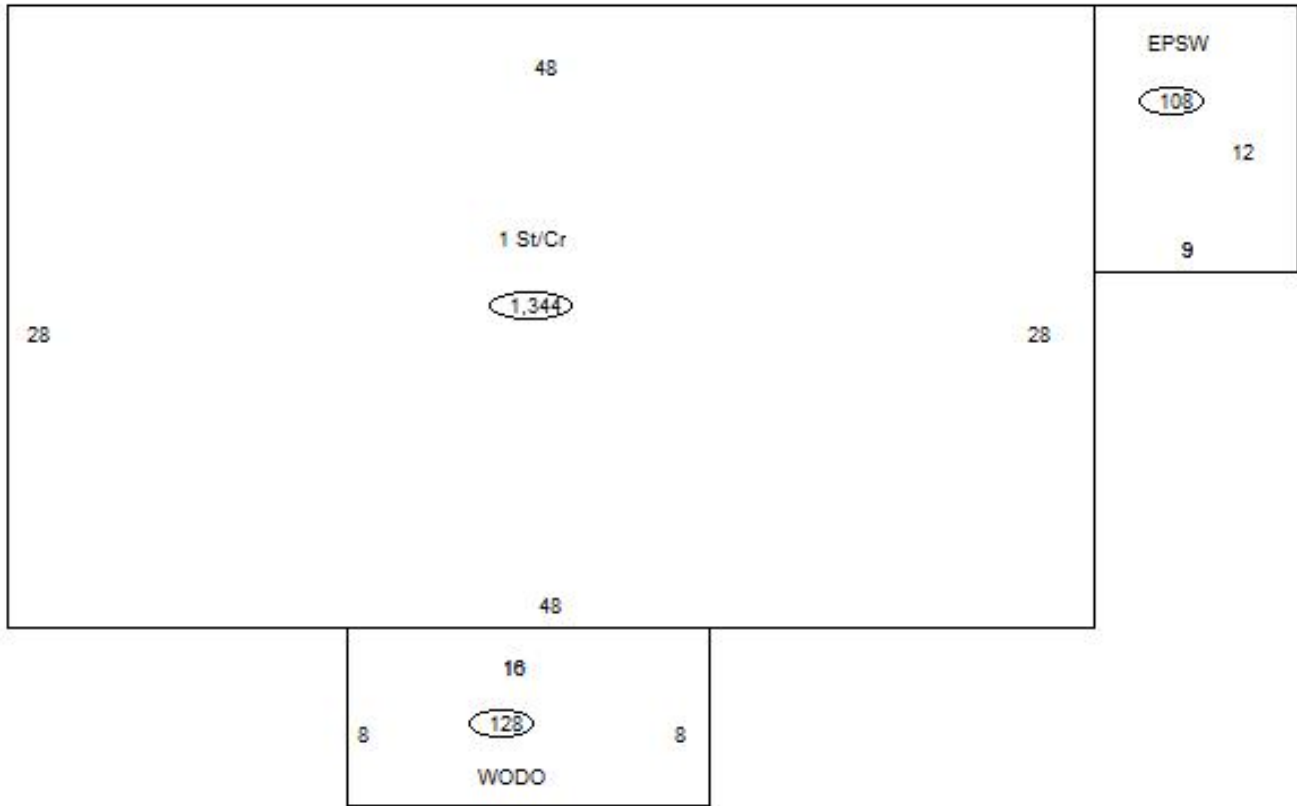
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Sketch Image

660020173



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,344	1.000	1,344
2	M	WODO		10	WODO	128	1.000	128
3	M	EPSW		10	EPSW	108	1.000	108
Total Building Area						1,344		1,344



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	CARPORT - DETACHED	0x0x0			576
	Qual 3	Cond 3	Year	Eff Age	1520	
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)		RCNLD
Base Cost (10.33 x 576)		5,950		5,950		5,355