



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660020702 Parcel ID 23N17E-24-3-00000-000-0000 Cadastral ID 24-23-17-01300 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 221224 ROBERTS, MATT & SONDA 10671 S 4240 RD CHELSEA OK 74016-9352 Parcel Location Situs 10671 S 4240 RD Subdivision Lot/Block / Parcel Size 8.71 - Acres Sec/Twn/Rng 24 / 23 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.45726443 -95.45232929																																																																																																																									
Legal Description TR IN NW SW, BEG: 577.98' S NW/C NW SW; S 504.75'; E 769.78'; N 422 92'; W 109.45'; N 82'; W 659.69' TO POB					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 6	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,397 / 2,409
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,397
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	759 Attached Garage - Finished
Remodel	
Year/Eff Age	1996 / 23

\\tsclient\C\Users\Randy Necessary\Pictures\2020-10-02\IMG_003 10/7/2020	
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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	94.01	Total Misc Impr	+	22,924			
Roofing Adj	+ 3.37	Garage Cost	+	35,400			
Subfloor Adj	+ -2.18	Total RCN	=	340,273			
Heat/Cool Adj	+ 14.47	Depreciation (28%)	-	95,276			
Plumbing Adj	+ 7.37	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	244,997			
Adj Base Cost	= 117.04	Lot Value	+				
Total Area	x 2,409	Indicated Value	=	244,997			
Adjusted Cost	= 281,949	Value Per SqFt		101.70			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	244,997		
Lot Value			
Indicated Value	244,997	101.70	Per SqFt
Agland Value	1,294		
Site Improvements	23,935		
Total Value	270,226	112.17	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	50747		190	190	28.84		5,480
PRCH	SLAB PORCH - COVERED	50748	39x7		273	28.56		7,797
PATO	SLAB PORCH - OPEN	50750	27x12		324	9.93		3,217



Rogers

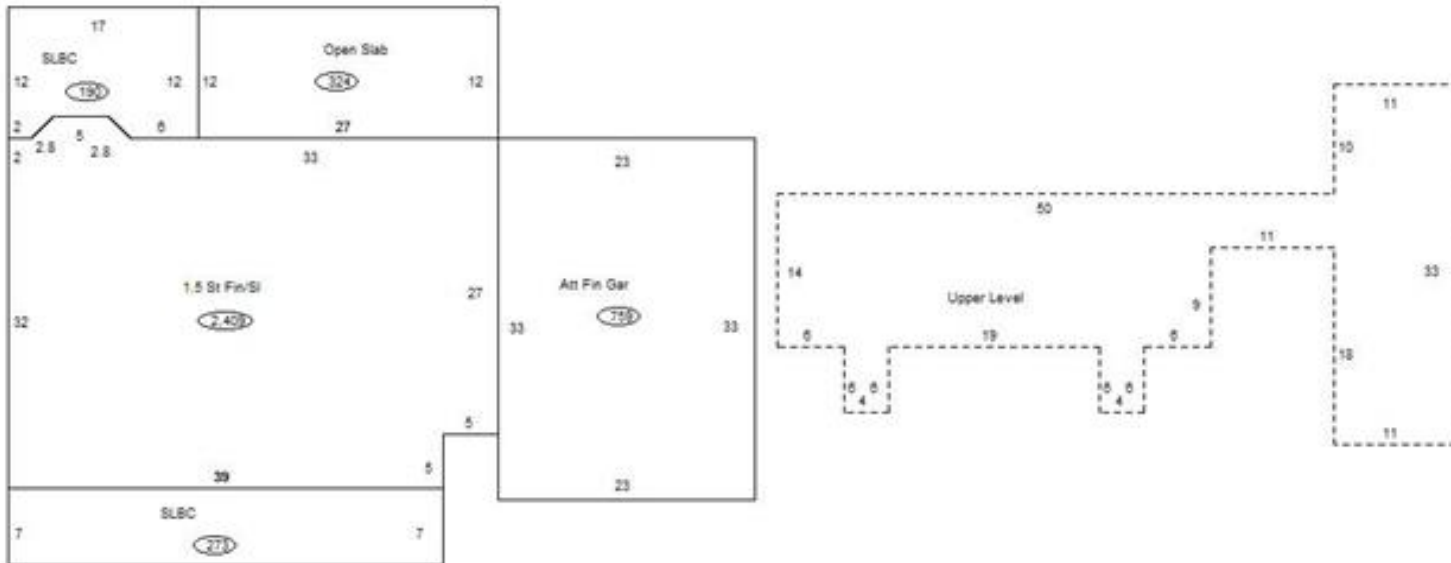
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,397	1.724	2,409
2	G	5		13	Att Fin Gar	759	1.000	759
3	M	PRCH		13	SLBC	190	1.000	190
4	M	PRCH		13	SLBC	273	1.000	273
5	U	^UL	Overhang	13	Upper Level	1,012	1.000	1,012
6	M	PATO		13	Open Slab	324	1.000	324
Total Building Area						1,397		2,409



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	32x30x10	Concrete	Formed Metal	960
	Qual 2	Cond 3	Year 2010	Eff Age 12		
		Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (30.60 x 960)	29,376	29,376	7,344	22,032
	LNT0	LEAN-TO	30x16x10	Dirt	Formed Metal	480
	Qual 3	Cond 3	Year 2010	Eff Age 12		
		Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
		Base Cost (8.26 x 480)	3,965	3,965	2,062	1,903



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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
HLC	HECTOR-LINKER FINE SANDY	TMBR	35		100	1.750	100	100	175	175
TMBR Totals						1.750			175	175
HC	HECTOR STONY SANDY LOAM	NTV PST	20		150	3.500	150	150	525	525
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35		150	1.960	150	150	294	294
NTV PST Totals						5.460			819	819
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30		200	1.500	200	200	300	300
IMP PST Totals						1.500			300	300
Total Agland						8.710			1,294	1,294