



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 660021191 Parcel ID 000000-00-0-00054-003-0003 Cadastral ID 25-23-16-04070 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 341838 ON THE ROCK RENTALS & RENOVATIONS LLC 8025 S 4210 RD CHELSEA OK 74016-0000 Parcel Location Situs 11196 S 4185 RD Subdivision BLUE CREEK ESTATES Lot/Block 0003 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 25 / 23 / 16 / 5 Neighborhood 1006 - R-V02-NE FOYIL School District S007 - FOYIL SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1006 #1	Primary Image
Lot Size Lot Count Units Buildable 3000 Non-Ag Acres 0.3465 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 15,093.00 x .50 = 7,547 Factor Value Adjustments 1.0000 Lot Value 7,547		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0020 (15).JPG 1/27/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,704 / 1,704
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,704
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1982 / 33

Cost Approach				Manual : 01/2025			
Base Cost	85.56	Total Misc Impr	+ 5,002				
Roofing Adj	+ 3.87	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 187,586				
Heat/Cool Adj	+ 10.30	Depreciation (45%)	- 84,414				
Plumbing Adj	+ 7.42	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 103,172				
Adj Base Cost	= 107.15	Lot Value	+ 7,547				
Total Area	x 1,704	Indicated Value	= 110,719				
Adjusted Cost	= 182,584	Value Per SqFt	64.98				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	113,262	66.47	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	103,172		
Lot Value	7,547		
Indicated Value	110,719	64.98	Per SqFt
Agland Value			
Site Improvements	985		
Total Value	111,704	65.55	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	51686	5x4		20	21.23		425



Rogers

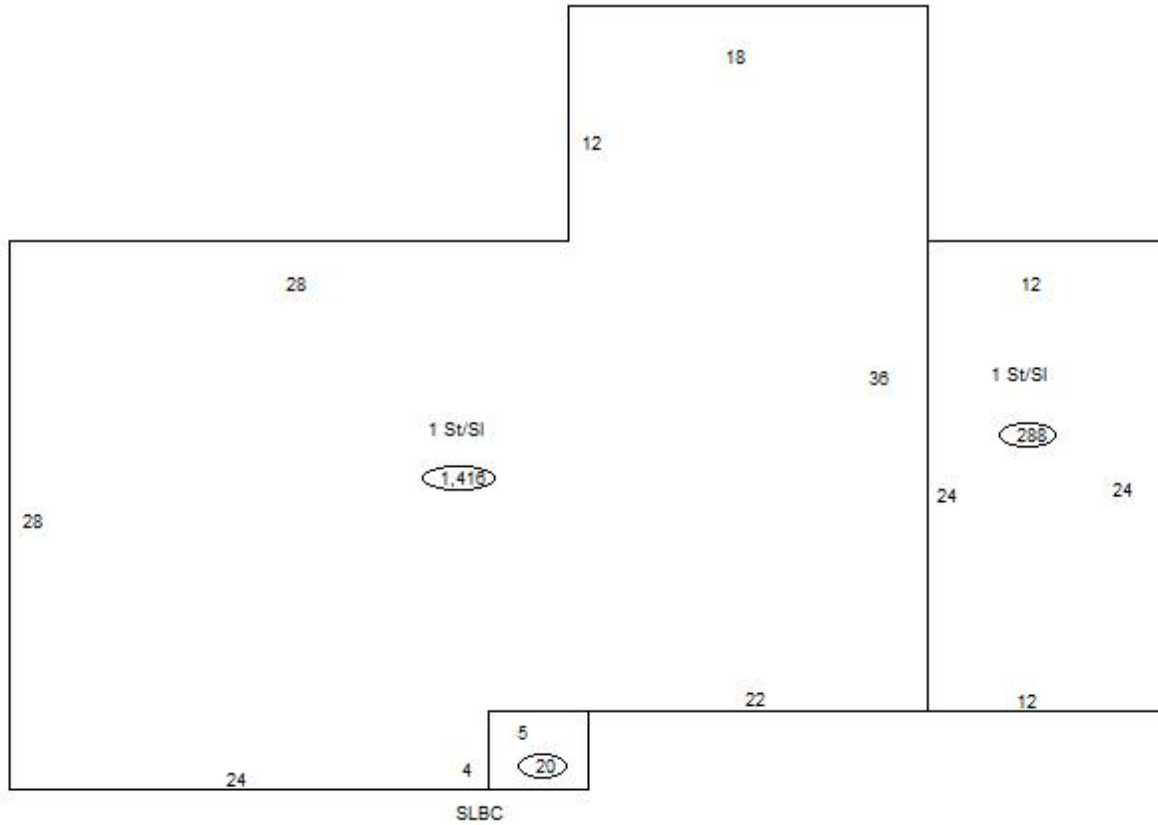
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Sketch Image

660021191



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,416	1.000	1,416
2	R	1	Slab	10	1 St/SI	288	1.000	288
3	M	PRCH		10	SLBC	20	1.000	20
Total Building Area						1,704		1,704



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x12x8	Plank	Composition Shingle	144
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (25.00 x 144)		3,600	3,600	3,600	
	SHDS	Shed - Small	12x12x8	Concrete	Composition Shingle	144
	Qual	4	Cond 3	Year 1982	Eff Age 33	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (25.26 x 144)		3,637	3,637	2,910	727
	CPAT	Carport - Attached	12x12x8	Concrete	Formed Metal	144
	Qual	2	Cond 2	Year 1982	Eff Age 44	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (8.97 x 144)		1,292	1,292	1,034	258