




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																											
<b>Account</b> 660021599 <b>Parcel ID</b> 24N18E-25-1-00000-000-0000 <b>Cadastral ID</b> 25-24-18-00400 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 14 - CHELSEA RURAL <b>Name ID</b> 9534 DOUGLAS, DAVID & RHONDA  5454 S 4310 RD BIG CABIN OK 74332-0000  <b>Parcel Location</b> <b>Situs</b> 05454 S 4310 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 40 - Acres <b>Sec/Twn/Rng</b> 25 / 24 / 18 / 1 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS					 <p style="text-align: right;">4/9/2024</p>																																																																																																											
<b>Legal Description</b> Lat/Long: 36.53374925 -95.33048072																																																																																																																
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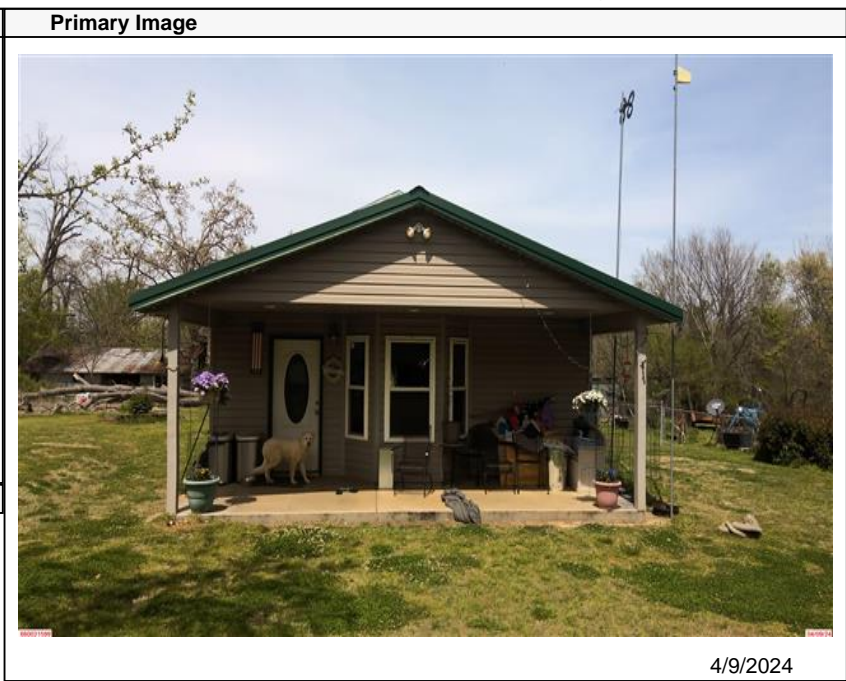
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<b>Lot Data</b> - CHELSEA FOYIL RURAL (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	78% 1 1/2 Story Finished 22% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,548 / 2,052
Style	78% 1 1/2 Story Finished - 22% One Story
HVAC	100% Wall Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	444
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1973 / 31

<b>GRM Approach</b>	
GRM Code	
Gross Rent	0.00
Indicated Value	

<b>Multiple Regression</b>	
MRA Code	
Adjusted R	
Indicated Value	

<b>Direct Comparables</b>	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	80.61	Total Misc Impr	+ 4,171
Roofing Adj	+ 3.81	Garage Cost	+
Subfloor Adj	+ 0.36	Total RCN	= 188,851
Heat/Cool Adj	+ 0.82	Depreciation ( 41%)	- 77,429
Plumbing Adj	+ 4.40	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 111,422
Adj Base Cost	= 90.00	Lot Value	+
Total Area	x 2,052	Indicated Value	= 111,422
Adjusted Cost	= 184,680	Value Per SqFt	54.30

<b>Value Reconciliation</b>	
Selected Approach	Cost Approach
Improvements	111,422
Lot Value	
Indicated Value	111,422
Agland Value	3,656
Site Improvements	11,573
Total Value	126,651
	54.30 Per SqFt
	61.72 Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	116799	180		180	23.17		4,171



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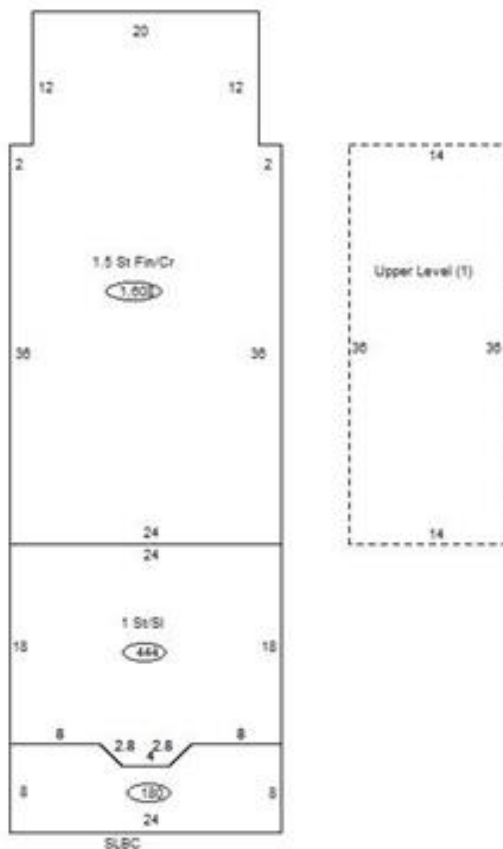
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,104	1.457	1,608
2	R	1	Slab	13	1 St/Sl	444	1.000	444
3	M	PRCH		13	SLBC	180	1.000	180
4	U	^UL		13	Upper Level (1)	504	1.000	504
<b>Total Building Area</b>						<b>1,548</b>		<b>2,052</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			1,040	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (10.42 x 1,040)		10,837		10,837	1,084	9,753
	LF	LOAFING SHED	0x0x0			600	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.26 x 600)		2,556		2,556	1,534	1,022
	LF	LOAFING SHED	0x0x0			468	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.26 x 468)		1,994		1,994	1,196	798
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>		
	Base Cost (4.68 x )						
	CP	CARPORT DIRT	0x0x0				
	Qual		Cond	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>		
	Base Cost (3.50 x )						



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20		0	9.000	36	36	324	324
HLC	HECTOR-LINKER FINE SANDY	TMBR	35		0	22.000	63	63	1,386	1,386
<b>TMBR Totals</b>						31.000			1,710	1,710
LKC	LINKER FINE SANDY LOAM 3-	NTV PST	51		0	1.000	122	122	122	122
VD	VERDIGRIS SILT LOAM	NTV PST	95		0	8.000	228	228	1,824	1,824
<b>NTV PST Totals</b>						9.000			1,946	1,946
<b>Total Agland</b>						40.000			3,656	3,656