



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 16:22:08  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022473 <b>Parcel ID</b> 23N17E-26-4-00000-000-0000 <b>Cadastral ID</b> 26-23-17-01100 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 71 - CHELSEA RURAL/FOYIL FIRE <b>Name ID</b> 19404 KIZER, RITA & AIMEE R ROBERTS  PO BOX 7 FOYIL OK 74031-0000  <b>Parcel Location</b> <b>Situs</b> 20833 E HWY 28A <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 26 / 23 / 17 / 4 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.43865367 -95.45635117																																																																																																																									
<b>S2 E2 W2 SE SE</b>					<b>Building Permits</b> <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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<b>Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)</b>	
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	1 - Low
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,392 / 1,392
Style	100% One Story
HVAC	100% Wall Furnace
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	1940 / 120

**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	

**Value Reconciliation**

Selected Approach	Cost Approach
Improvements	23,750
Lot Value	
Indicated Value	23,750 17.06 Per SqFt
Agland Value	385
Site Improvements	9,889
Total Value	34,024 24.44 Total Value Per SqFt

**Cost Approach Manual : 01/2025**

Base Cost	74.71	Total Misc Impr	+	987
Roofing Adj	+ 3.57	Garage Cost	+	
Subfloor Adj	+ 2.31	Total RCN	=	118,750
Heat/Cool Adj	+ 0.70	Depreciation ( 80%)	-	95,000
Plumbing Adj	+ 3.31	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	23,750
Adj Base Cost	= 84.60	Lot Value	+	
Total Area	x 1,392	Indicated Value	=	23,750
Adjusted Cost	= 117,763	Value Per SqFt		17.06

**Miscellaneous Improvements**

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	55114	9x6		54	18.27		987



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### Sketch Image

660022473



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,392	1.000	1,392
2	M	PRCH		10	SLBC	54	1.000	54
<b>Total Building Area</b>						1,392		1,392



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	10x24x0			240	
	Qual	2	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 240)		1,123		1,123	225	898
	UTIL	SHOP BUILDING	20x20x0			400	
	Qual	2	Cond 2	Year	Eff Age 2026		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (29.97 x 400)		11,988		11,988	2,997	8,991
	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	IMP PST	20			2.500	56	56	140	140
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35			2.500	98	98	245	245
<b>IMP PST Totals</b>						5.000			385	385
<b>Total Agland</b>						5.000			385	385