



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 21:49:00
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Assessment Data					Primary Image																																																																																																																				
Account 660022475 Parcel ID 23N17E-26-4-00000-000-0000 Cadastral ID 26-23-17-01300 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 341944 PARKER, BILL K & MARY JANE PARKER & BILLY K PARKER II 11690 S 4240 RD CHELSEA OK 74016-0000 Parcel Location Situs 11690 S 4240 RD Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 26 / 23 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.44229351 -95.45806814																																																																																																																									
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Units Buildable - FOYIL SEQUOYAH AREA (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	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,974 / 1,974
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	2 / 2.0 / 1.0
Basement Area	
Garage Type	792 Attached Garage - Finished
Remodel	
Year/Eff Age	1989 / 28

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	88.89	Total Misc Impr	+ 14,710
Roofing Adj	+ 3.66	Garage Cost	+ 21,653
Subfloor Adj	+ 2.17	Total RCN	= 240,751
Heat/Cool Adj	+ 0.76	Depreciation (43%)	- 103,523
Plumbing Adj	+ 8.06	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 137,228
Adj Base Cost	= 103.54	Lot Value	+ 137,228
Total Area	x 1,974	Indicated Value	= 137,228
Adjusted Cost	= 204,388	Value Per SqFt	69.52

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	137,228		
Lot Value			
Indicated Value	137,228	69.52	Per SqFt
Agland Value	2,347		
Site Improvements			
Total Value	276,803	140.22	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	55119	20x16		320	20.32		6,502
PRCH	SLAB PORCH - COVERED	55120	25x7		175	20.75		3,631



Rogers

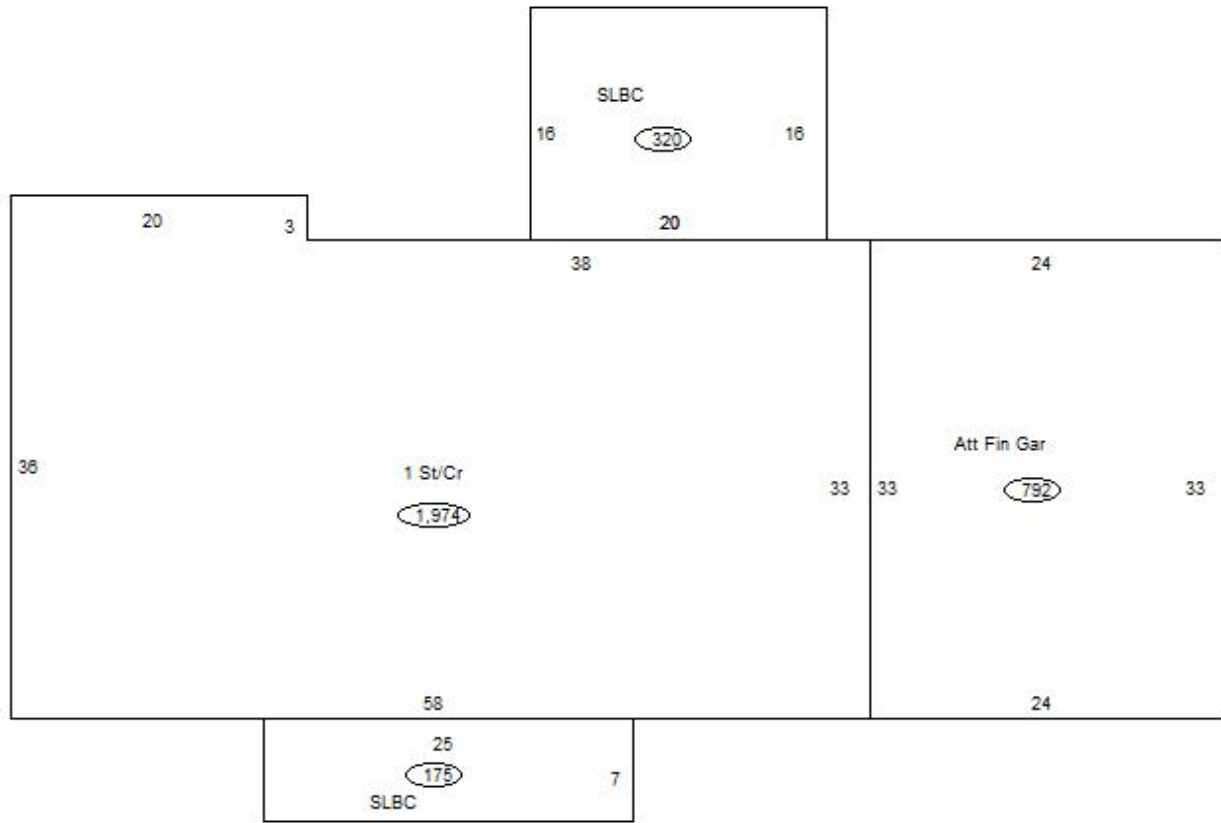
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Sketch Image

660022475



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,974	1.000	1,974
2	G	5		13	Att Fin Gar	792	1.000	792
3	M	PRCH		13	SLBC	320	1.000	320
4	M	PRCH		13	SLBC	175	1.000	175
Total Building Area						1,974		1,974



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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			9.230	36	36	332	332
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			28.001	63	63	1,764	1,764
LKC	LINKER FINE SANDY LOAM 3-	TMBR	51			2.251	92	92	207	207
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			.518	85	85	44	44
TMBR Totals						40.000			2,347	2,347
Total Agland						40.000			2,347	2,347