



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:41:07
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Assessment Data					Primary Image																																																																																																															
Account 660022476 Parcel ID 23N17E-26-1-00000-000-0000 Cadastral ID 26-23-17-01400 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 311140 PETTY, JAMES BRIAN & TAMMY 11490 S 4240 RD CHELSEA OK 74016-0000 Parcel Location Situs 11490 S 4240 RD Subdivision Lot/Block / Parcel Size 1 - Acres Sec/Twn/Rng 26 / 23 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-10-06\IMG_005 10/14/2020</p>																																																																																																															
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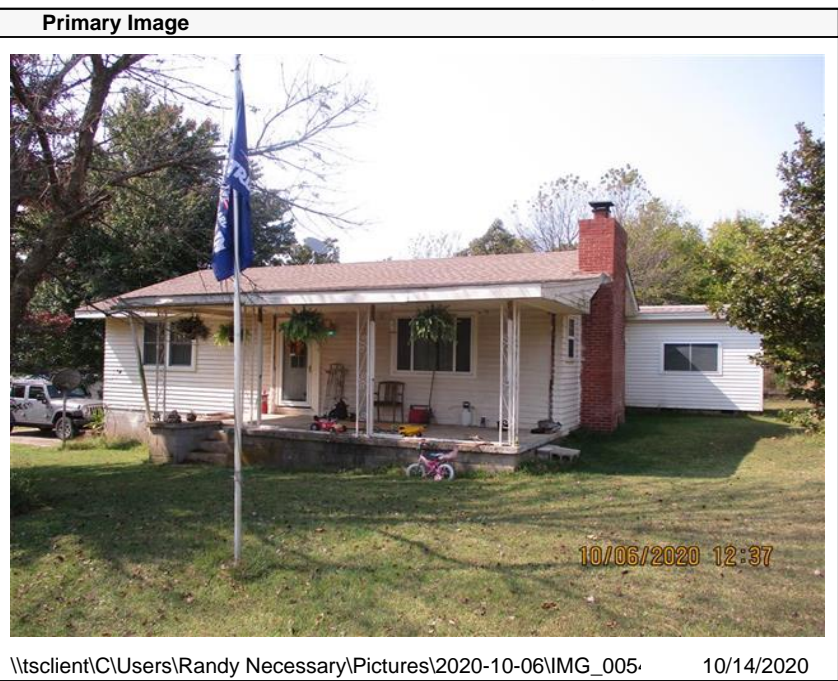
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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0353		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	45,097.00 x .55 = 24,650		
Factor Value			
Adjustments	1.0000		
Lot Value	24,650		



\\tsclient\C\Users\Randy Necessary\Pictures\2020-10-06\IMG_005 10/14/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.3 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,340 / 1,340
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1968 / 44

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	96,579	72.07	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	94.74	Total Misc Impr	+ 13,222
Roofing Adj	+ 4.35	Garage Cost	+
Subfloor Adj	+ 1.65	Total RCN	= 168,314
Heat/Cool Adj	+ 11.00	Depreciation (53%)	- 89,206
Plumbing Adj	+ 4.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 79,108
Adj Base Cost	= 115.74	Lot Value	+ 24,650
Total Area	x 1,340	Indicated Value	= 103,758
Adjusted Cost	= 155,092	Value Per SqFt	77.43

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	79,108		
Lot Value	24,650		
Indicated Value	103,758	77.43	Per SqFt
Agland Value			
Site Improvements	4,955		
Total Value	108,713	81.13	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	4,888.21		4,888
PRCH	SLAB PORCH - COVERED	55122	24x10		240	22.28		5,347
PRCH	SLAB PORCH - COVERED	55123	10x6		60	22.89		1,373
PATO	SLAB PORCH - OPEN	55124	16x10		160	10.09		1,614



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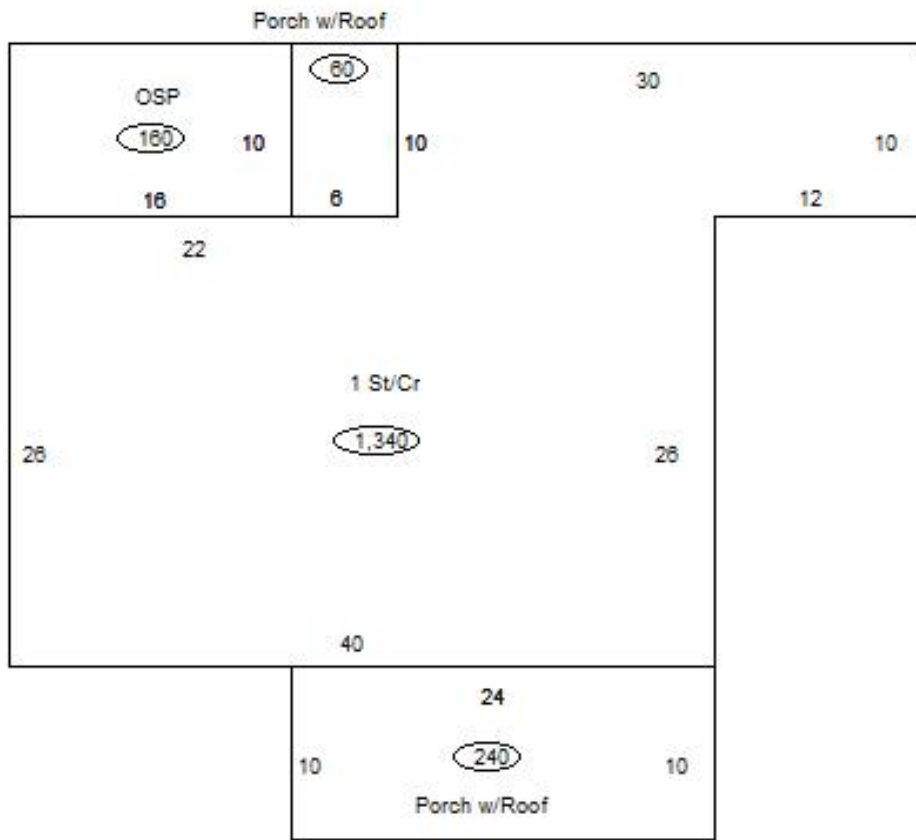
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Sketch Image

660022476



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,340	1.000	1,340
2	M	PRCH		13	SLBC	240	1.000	240
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PATO		13	Open Slab	160	1.000	160
Total Building Area						1,340		1,340



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	22x20x8	Gravel	Formed Metal	440
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
	Base Cost (4.61 x 440)		2,028		2,028	2,028
	SHDS	Shed - Small	8x12x6	Plank	Formed Metal	96
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	
	Base Cost (23.44 x 96)		2,250		2,250	1,328
	SHDS	Shed - Small	10x14x8	Plank	Composition Shingle	140
	Qual	2	Cond 2	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
	Base Cost (20.11 x 140)		2,815		2,815	2,815
	GRDT	Garage - Detached	24x20x8	Concrete	Formed Metal	480
	Qual	2	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	
	Base Cost (18.67 x 480)		8,962		8,962	4,929