



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:00:21
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Assessment Data					Primary Image																																																																																																																				
Account 660022535 Parcel ID 24N17E-26-1-00000-000-0000 Cadastral ID 26-24-17-02500 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 347068 ROYSE, BRANDON 340 MOCKINGBIRD LN MUSKOGEE OK 74401-0000 Parcel Location Situs 05090 S ROBERT GIRTEN RD Subdivision Lot/Block / Parcel Size 1 - Acres Sec/Twn/Rng 26 / 24 / 17 / 1 Neighborhood 4060 - CHELSEA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.53759060 -95.45862600 A TR IN E2 NE NW NE, BEG: AT SE/C OF E2 NE NW NE; 329' W; 138' N; 329' E; 138' S TO POB																																																																																																																									
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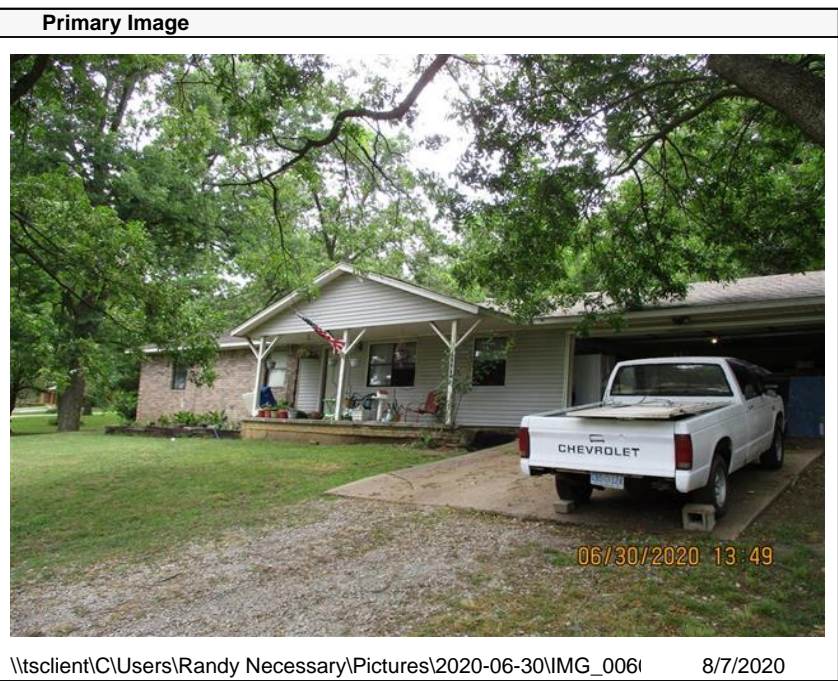
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Lot Data		Square-Foot - NBHD 4060 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.916		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	39,901.00 x .56 = 22,345		
Factor Value			
Adjustments	1.0000		
Lot Value	22,345		



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Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	1,484 / 1,484
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,484
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	560 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 66

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adjusted R	0.8445		
Indicated Value	148,662	100.18	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	90.03	Total Misc Impr	+	8,310	
Roofing Adj	+ 3.72	Garage Cost	+	12,485	
Subfloor Adj	+ 0.00	Total RCN	=	179,598	
Heat/Cool Adj	+ 4.90	Depreciation (92%)	-	165,230	
Plumbing Adj	+ 8.35	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	14,368	
Adj Base Cost	= 107.01	Lot Value	+	22,345	
Total Area	x 1,484	Indicated Value	=	36,713	
Adjusted Cost	= 158,803	Value Per SqFt		24.74	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	14,368		
Lot Value	22,345		
Indicated Value	36,713	24.74	Per SqFt
Agland Value			
Site Improvements			
Total Value	36,713	24.74	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	4,485.02		4,485
PRCH	SLAB PORCH - COVERED	55225	23x6		138	20.44		2,821
PATO	SLAB PORCH - OPEN	55226	10x10		100	10.04		1,004



Rogers

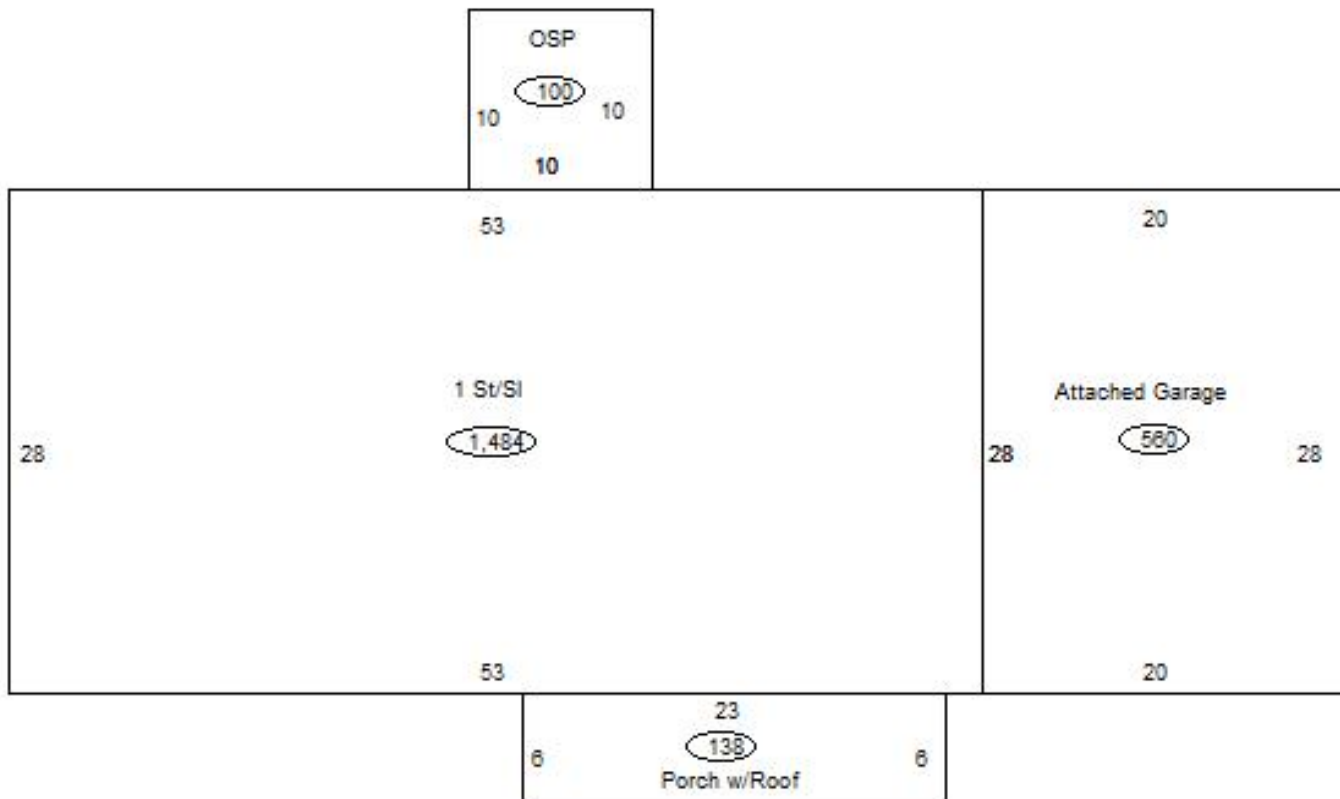
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Sketch Image

660022535



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,484	1.000	1,484
2	G	1		13	Attached Garage	560	1.000	560
3	M	PRCH		13	SLBC	138	1.000	138
4	M	PATO		13	Open Slab	100	1.000	100
Total Building Area						1,484		1,484