



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 08:12:58  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660023398 <b>Parcel ID</b> 23N17E-27-1-00000-000-0000 <b>Cadastral ID</b> 27-23-17-01900 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 71 - CHELSEA RURAL/FOYIL FIRE <b>Name ID</b> 337103 GREEN, MATTHEW & GINA HULL  11400 S 4230 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 11400 S 4230 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 14.4 - Acres <b>Sec/Twn/Rng</b> 27 / 23 / 17 / 1 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S003 - CHELSEA SCHOOLS					<p>660023398 07/05/24</p> <p>660023398_008.JPG 7/8/2024</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.44607158 -95.47421044																																																																																																																									
<b>Legal Description</b> N2 S2 SE NE LESS BEG: 149.90' W OF NE/C S2 SE SE, SELY 377.99' TO E/L,NLY 347' TO POB & BEG: 330' S OF NE/C OF S2 SE NE TO POB; 418' W; 67'S; 209'E N 50', E 209', N 17' TO POB & S2 SW SE NE LESS E 54' THEREOF					<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>R20</td> <td>R23- POSS RMA</td> <td>10/2020</td> <td>07/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R23- POSS RMA	10/2020	07/2022																																																																																																							
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Date 04/17/2026  
Time 08:12:58  
Page 2

Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 14.4 <b>Non-Ag Acres</b> 14.7967 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 644,544.00 x .28 = 182,916 <b>Factor Value</b> <b>Adjustments</b> 0.5467 <b>Lot Value</b> 100,000		<p>660023398_008.JPG 7/8/2024</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	1 - Low
<b>Quality</b>	1.5 - Low
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	1,778 / 1,778
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	4 Metal, Preformed
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	7 /
<b>Bed/F/H Bath</b>	3 / 1.0 / 1.0
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1970 / 78

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

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

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

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	81.50	<b>Total Misc Impr</b>	+ 5,434				
<b>Roofing Adj</b>	+ 4.41	<b>Garage Cost</b>	+ 187,839				
<b>Subfloor Adj</b>	+ 2.31	<b>Total RCN</b>	= 169,055				
<b>Heat/Cool Adj</b>	+ 9.89	<b>Depreciation ( 90%)</b>	- 0				
<b>Plumbing Adj</b>	+ 4.48	<b>Lump Sums</b>	+ 18,784				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 100,000				
<b>Adj Base Cost</b>	= 102.59	<b>Lot Value</b>	+ 118,784				
<b>Total Area</b>	x 1,778	<b>Indicated Value</b>	= 66.81				
<b>Adjusted Cost</b>	= 182,405	<b>Value Per SqFt</b>					

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	18,784		
<b>Lot Value</b>	100,000		
<b>Indicated Value</b>	118,784	66.81	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	118,784	66.81	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	4,394.05		4,394
PRCH	SLAB PORCH - COVERED	57704	17x3		51	20.40		1,040



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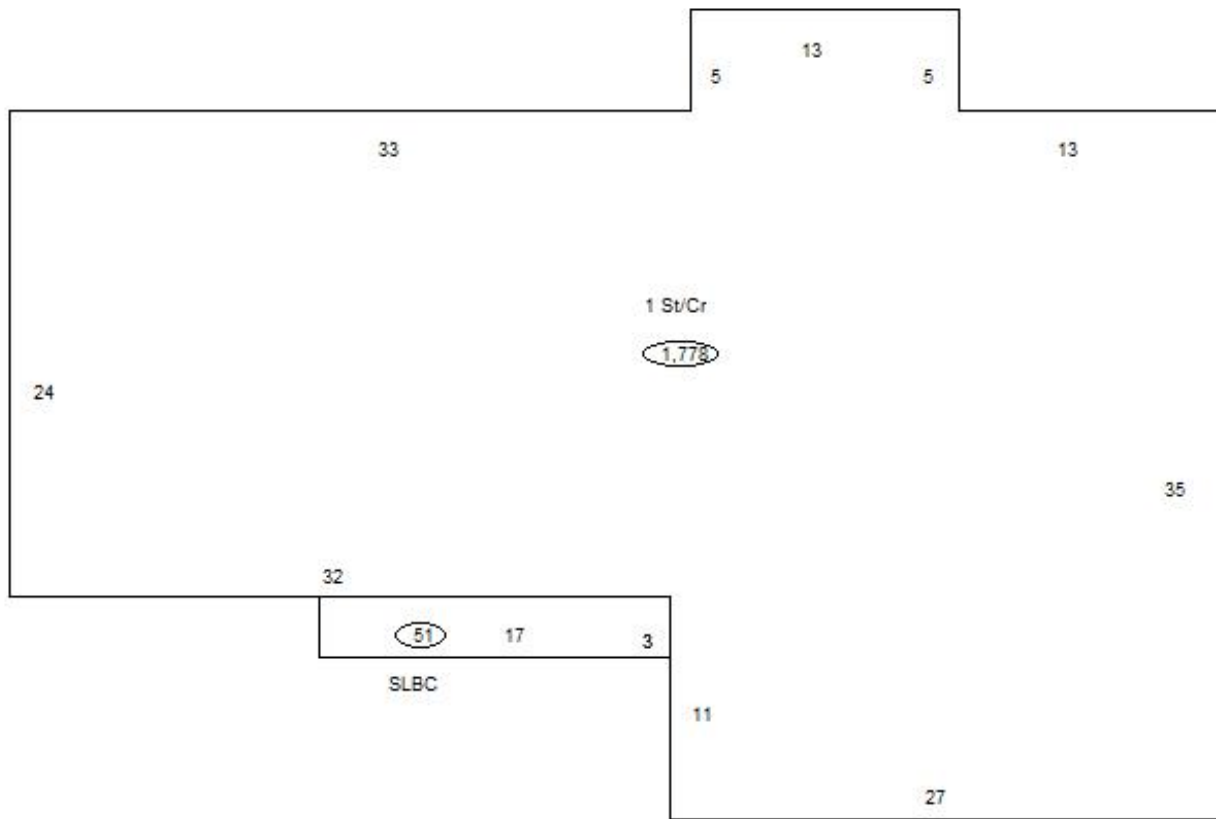
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Date 04/17/2026  
Time 08:12:58  
Page 3

### Sketch Image

660023398



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,778	1.000	1,778
2	M	PRCH		10	SLBC	51	1.000	51
<b>Total Building Area</b>						<b>1,778</b>		<b>1,778</b>



# Rogers



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Date 04/17/2026  
 Time 08:12:59  
 Page 4

660023398

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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 )					
	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 )					
	BARN	BARN	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 (11.51 x )					
	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 )					
	STF	STG FAIR	0x0x0			1,778
	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 1,778)	8,321		8,321	8,321	