



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 18:08:50
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660023407 Parcel ID 23N17E-27-3-00000-000-0000 Cadastral ID 27-23-17-03400 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 301357 BRASHEARS, DAVID F &/OR DORIS MARIE TRUST 7498 W 470 RD PRYOR OK 74361-0000 Parcel Location Situs 19041 E HWY 28A Subdivision Lot/Block / Parcel Size 3.45 - Acres Sec/Twn/Rng 27 / 23 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.43866535 -95.48806044																																																																																																																									
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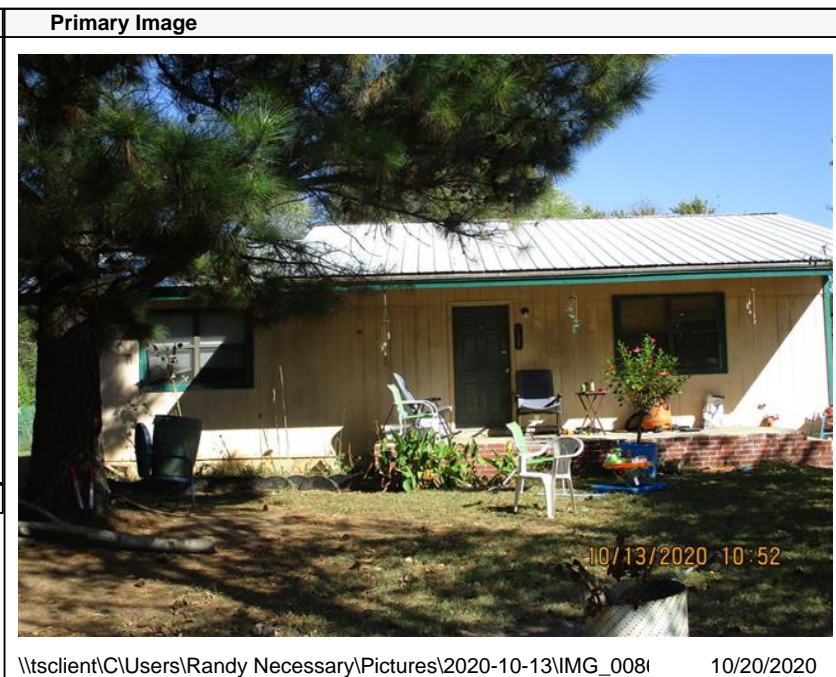
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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size			
Lot Count			
Units Buildable	3.45		
Non-Ag Acres	3.6316		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	158,192.00 x .39 = 61,328		
Factor Value			
Adjustments	1.0000		
Lot Value	61,328		



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Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	1.5 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	960 / 960
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 67

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	66,817	69.60	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	89.38	Total Misc Impr	+ 3,751				
Roofing Adj	+ 4.81	Garage Cost	+ 0				
Subfloor Adj	+ 2.44	Total RCN	= 110,820				
Heat/Cool Adj	+ 9.89	Depreciation (73%)	- 80,899				
Plumbing Adj	+ 5.01	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 29,921				
Adj Base Cost	= 111.53	Lot Value	+ 61,328				
Total Area	x 960	Indicated Value	= 91,249				
Adjusted Cost	= 107,069	Value Per SqFt	95.05				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	29,921		
Lot Value	61,328		
Indicated Value	91,249	95.05	Per SqFt
Agland Value			
Site Improvements	29,678		
Total Value	120,927	125.97	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	57725	20x7		140	20.15		2,821
PATO	SLAB PORCH - OPEN	57726	12x8		96	9.69		930



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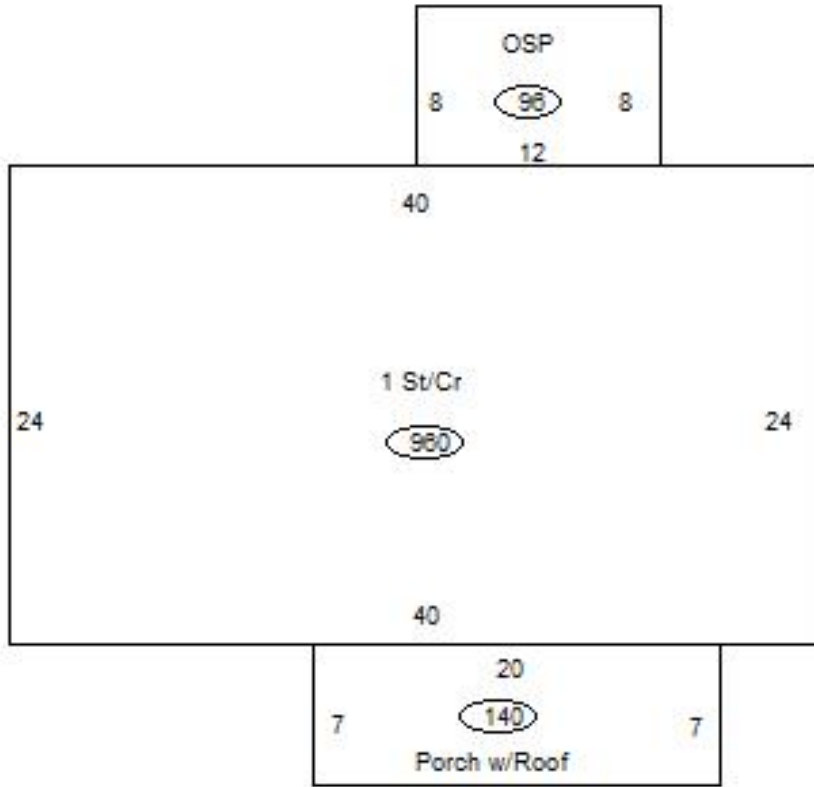
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Sketch Image

660023407



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	960	1.000	960
2	M	PRCH		13	SLBC	140	1.000	140
3	M	PATO		13	Open Slab	96	1.000	96
Total Building Area						960		960



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,032	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
	Base Cost (31.11 x 1,032)		32,106		32,106	4,816	27,290
	BARN	BARN	0x0x0			480	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
	Base Cost (10.48 x 480)		5,030		5,030	3,018	2,012
	STF	STG FAIR	12x14x0			168	
	Qual	2	Cond 2	Year	Eff Age 2026		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 168)		786		786	550	236
	STF	STG FAIR	10x10x0			100	
	Qual	2	Cond 2	Year	Eff Age 2026		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 100)		468		468	328	140
	CP	CARPORT DIRT	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (3.50 x)						