



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660023598 <b>Parcel ID</b> 24N18E-27-1-00000-000-0000 <b>Cadastral ID</b> 27-24-18-00100 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 14 - CHELSEA RURAL <b>Name ID</b> 340085 WILSON, CAROL L IRREVOCABLE TRUST CRISTA & MATTHEW MARVIN-TRUSTE 5306 S 4290 RD CHELSEA OK 74016-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 05306 S 4290 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 27 / 24 / 18 / 1 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																																									
<b>Legal Description</b> S2 NE SE NE Lat/Long: 36.53422898 -95.36518190					<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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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<b>Lot Data</b> - CHELSEA FOYIL RURAL (UNITS BUILDABLE)	
Lot Size	
Lot Count	0
Units Buildable	0
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,536 / 1,536
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1988 / 29

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

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

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

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	110.01	Total Misc Impr	+ 8,533
Roofing Adj	+ 4.40	Garage Cost	+ 13,106
Subfloor Adj	+ 1.13	Total RCN	= 230,166
Heat/Cool Adj	+ 11.24	Depreciation ( 39%)	- 89,765
Plumbing Adj	+ 8.99	Lump Sums	+ 1,402
Basement Adj	+ 0.00	RCNLD	= 141,803
Adj Base Cost	= 135.76	Lot Value	+ 141,803
Total Area	x 1,536	Indicated Value	= 141,803
Adjusted Cost	= 208,527	Value Per SqFt	92.32

<b>Value Reconciliation</b>			
Selected Approach	Cost Approach		
Improvements	141,803		
Lot Value			
Indicated Value	141,803	92.32	Per SqFt
Agland Value	459		
Site Improvements	5,544		
Total Value	147,806	96.23	Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,994.06		4,994
PRCH	SLAB PORCH - COVERED	58006	19x8		152	23.28		3,539
WODO	WOOD DECK - OPEN	58007	20x14		280	16.69	70%	1,402





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0		Asphalt-Shingles	630
	Qual 2	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (16.00 x 630)		10,080	10,080	4,536		5,544



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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
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			5.000	92	92	459	459
<b>TMBR Totals</b>						5.000			459	459
<b>Total Agland</b>						5.000			459	459