



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660023610 Parcel ID 24N18E-27-2-00000-000-0000 Cadastral ID 27-24-18-01400 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 319159 MAGGARD, MICHAEL B & DONNA 5211 S 4280 RD CHELSEA OK 74016-0000 Parcel Location Situs 05211 S 4280 RD Subdivision Lot/Block / Parcel Size 10.2 - Acres Sec/Twn/Rng 27 / 24 / 18 / 2 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>660023610_002.JPG 4/18/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.53649882 -95.38092115 W2 NW NW LESS TR BEG NW/C OF SEC, TH S 89-25-42 E 660.85' TO NE/C W2 NW NW, TH S 00-19- 25 W 645.92', N 89-27-45 W 660.54' TO W SEC/L, N 00-17- 46 E 646.32' TO POB																																																																																																																									
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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value Factor Value Adjustments Lot Value		
660023610_002.JPG 4/18/2024		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,320 / 1,770
Style	100% 1 1/2 Story Finished
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1955 / 71

GRM Approach
GRM Code
Gross Rent 0.00
Indicated Value

Multiple Regression
MRA Code
Adjusted R
Indicated Value

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

Cost Approach				Manual : 01/2025			
Base Cost	72.13	Total Misc Impr	+ 5,816				
Roofing Adj	+ 2.86	Garage Cost	+ 0				
Subfloor Adj	+ 1.69	Total RCN	= 147,752				
Heat/Cool Adj	+ 0.74	Depreciation (76%)	- 112,292				
Plumbing Adj	+ 2.77	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 35,460				
Adj Base Cost	= 80.19	Lot Value	+ 0				
Total Area	x 1,770	Indicated Value	= 35,460				
Adjusted Cost	= 141,936	Value Per SqFt	20.03				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	35,460		
Lot Value			
Indicated Value	35,460	20.03	Per SqFt
Agland Value	1,469		
Site Improvements	10,289		
Total Value	47,218	26.68	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	58027	15x10		150	20.40		3,060
PATO	SLAB PORCH - OPEN	58028	280		280	8.05		2,254
PATO	SLAB PORCH - OPEN	58029	10x5		50	10.04		502



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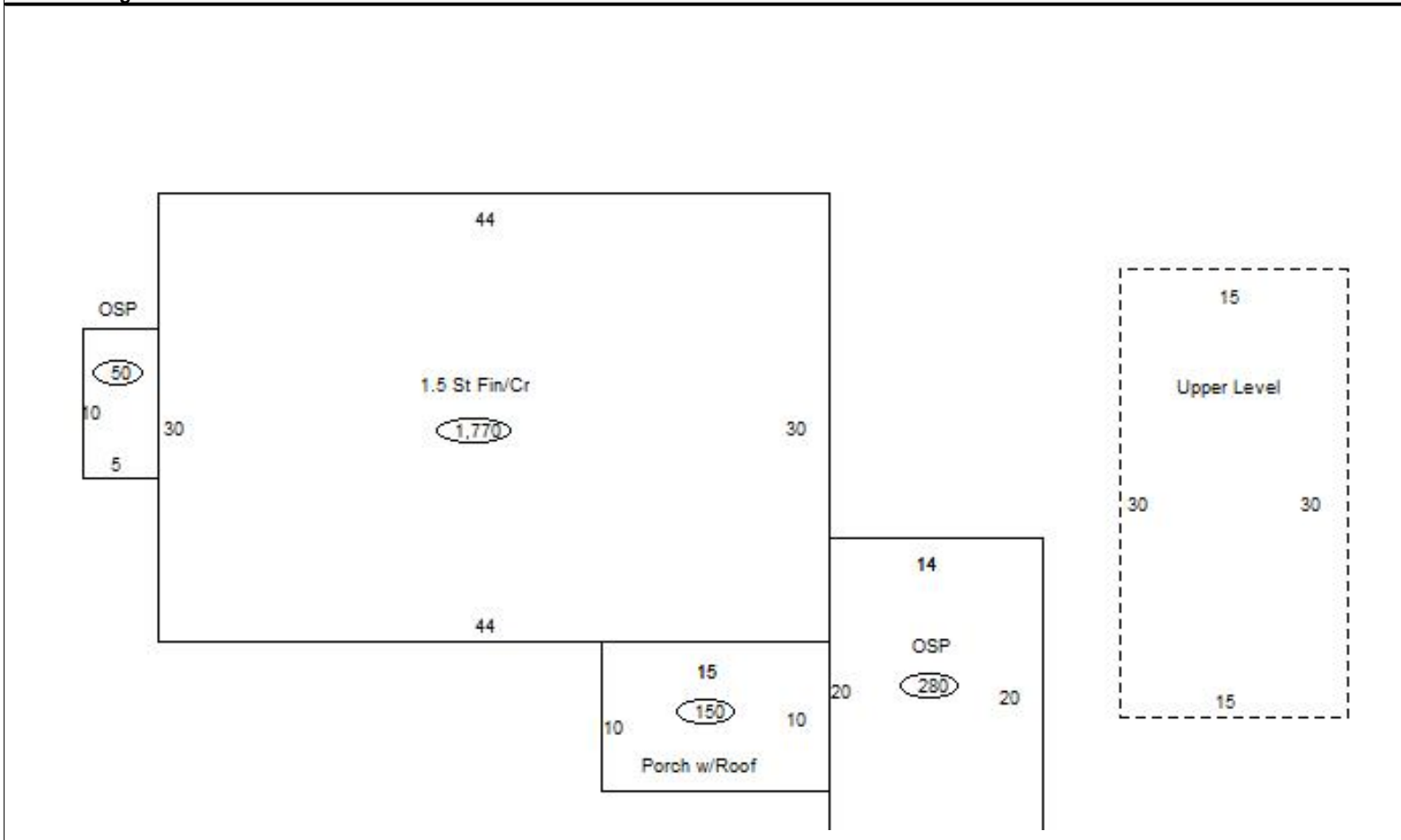
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Sketch Image

660023610



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,320	1.341	1,770
2	M	PRCH		13	SLBC	150	1.000	150
3	M	PATO		13	Open Slab	280	1.000	280
4	M	PATO		13	Open Slab	50	1.000	50
5	U	^UL	Overhang	13	Upper Level	450	1.000	450
Total Building Area						1,320		1,770



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STA	STG AVG	20x30x0			600	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD	
	Base Cost (7.02 x 600)		4,212		4,212	3,159	1,053
	BARN	BARN	0x0x0			2,400	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD	
	Base Cost (8.86 x 2,400)		21,264		21,264	15,948	5,316
	BARN	BARN	0x0x0			1,080	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
	Base Cost (10.37 x 1,080)		11,200		11,200	7,280	3,920
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						



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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
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			10.200	144	144	1,469	1,469
NTV PST Totals						10.200			1,469	1,469
Total Agland						10.200			1,469	1,469