



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 660024463 Parcel ID 24N18E-28-1-00000-000-0000 Cadastral ID 28-24-18-01310 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 264083 FRAILEY, KEVIN S & AMANDA E 5102 S 4280 RD CHELSEA OK 74016-0000 Parcel Location Situs 05102 S 4280 RD Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 28 / 24 / 18 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p style="text-align: right;">4/22/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.53830793 -95.38651019																																																																																																																									
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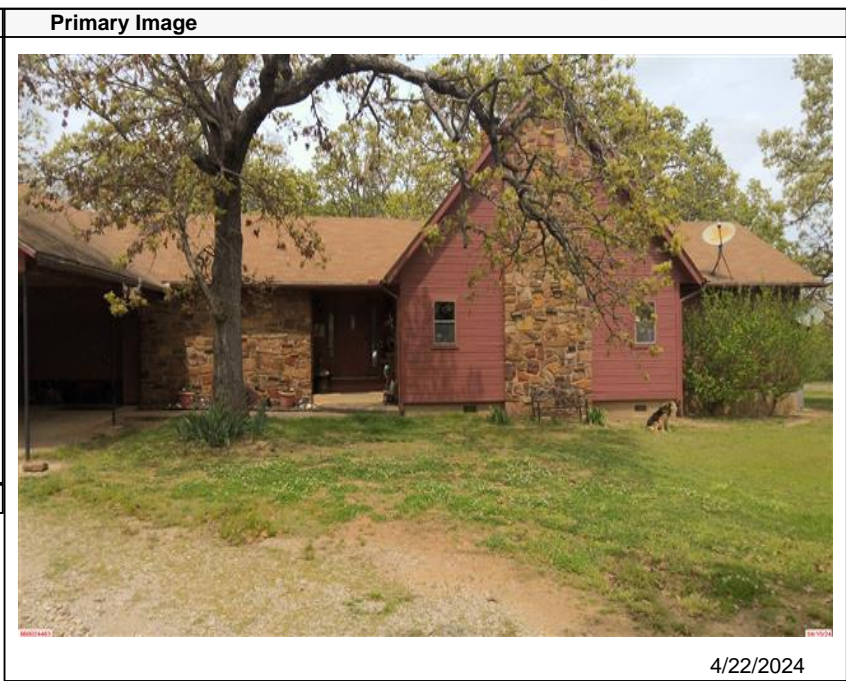
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Lot Data	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Stone
Base/Total Area	1,816 / 2,234
Style	100% 1 1/2 Story Finished
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	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1990 / 27

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	94.45	Total Misc Impr	+ 14,441
Roofing Adj	+ 4.38	Garage Cost	+ 21,761
Subfloor Adj	+ 0.00	Total RCN	= 306,092
Heat/Cool Adj	+ 14.18	Depreciation (34%)	- 104,071
Plumbing Adj	+ 7.80	Lump Sums	+ 15,778
Basement Adj	+ 0.00	RCNLD	= 217,799
Adj Base Cost	= 120.81	Lot Value	+ 217,799
Total Area	x 2,234	Indicated Value	= 217,799
Adjusted Cost	= 269,890	Value Per SqFt	97.49

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	217,799		
Lot Value			
Indicated Value	217,799	97.49	Per SqFt
Agland Value	2,742		
Site Improvements	38,059		
Total Value	258,600	115.76	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	6,301.04		6,301
PRCH	SLAB PORCH - COVERED	59782	8x4		32	28.84		923
WODO	WOOD DECK - OPEN	59783	320		320	18.76	40%	3,602
CPDT	CARPORT - DETACHED	59785	24x24		576	12.53		7,217
WODC	WOOD DECK - COVERED	145317	18x14		252	37.49		9,447
BALW	BALCONY - WOOD	145318	11x8		88	31.01		2,729



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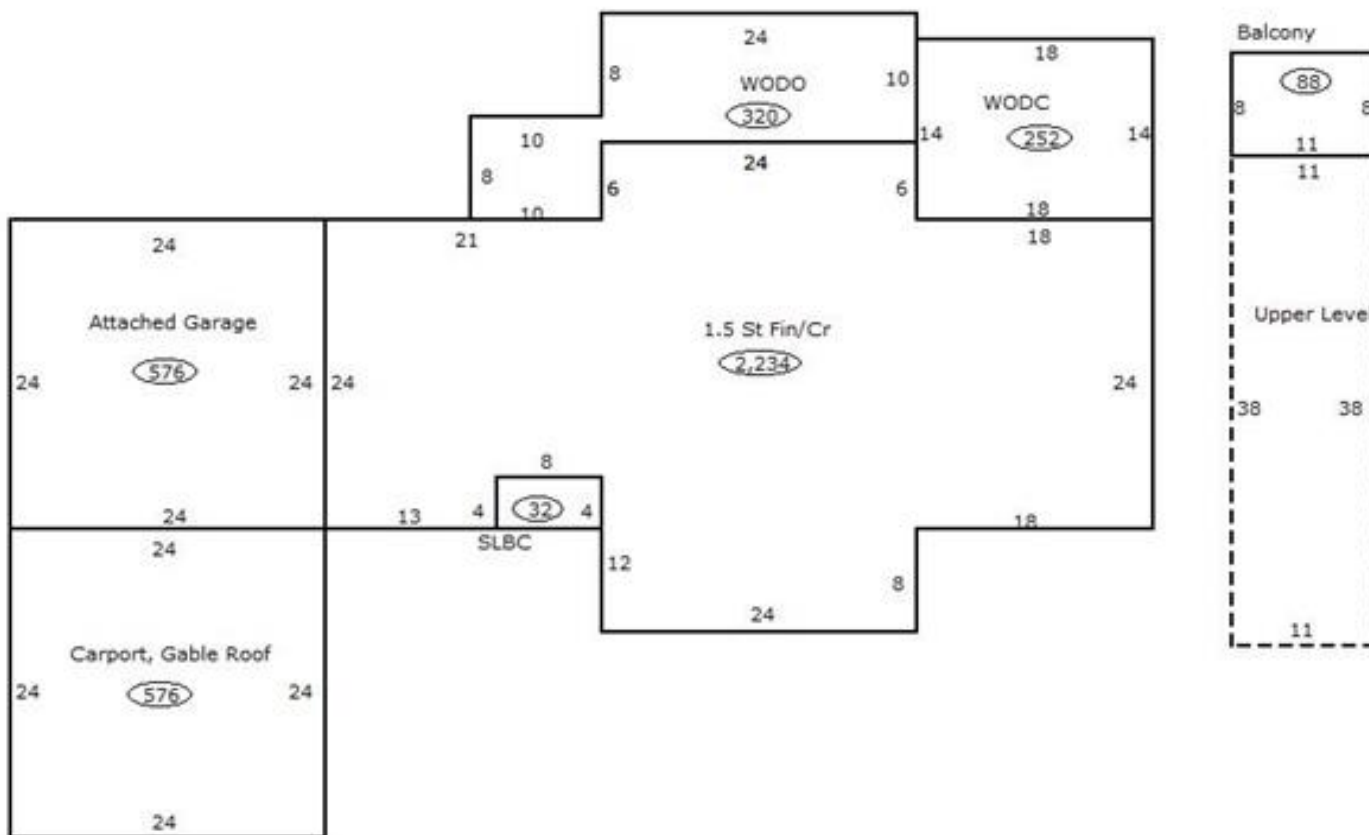
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Sketch Image

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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	1,816	1.230	2,234
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	32	1.000	32
4	M	WODO		13	WODO	320	1.000	320
5	U	^UL	Overhang	13	Upper Level	418	1.000	418
6	G	3		13	Carport, Gable Roof	576	1.000	576
7	M	WODC		13	WODC	252	1.000	252
8	M	BALW		13	Balcony	88	1.000	88
Total Building Area						1,816		2,234



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	38x46x0			1,748	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
		Base Cost (26.64 x 1,748)	46,567		46,567	16,298	30,269
	LT	LEAN-TO	16x38x0			608	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x 608)	1,775		1,775	621	1,154
	LF	LOAFING SHED	0x0x0			384	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 384)	1,636		1,636	1,145	491
	CP	CARPORT DIRT	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (3.50 x)					
	ESP	Equip Shd Farm (Pole)	24x36x0			864	
	Qual	2	Cond 2	Year	Eff Age	1317	
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD	
		Base Cost (8.89 x 864)	7,681		7,681	1,536	6,145



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20		0	14.000	36	36	504	504
HLC	HECTOR-LINKER FINE SANDY	TMBR	35		0	5.000	63	63	315	315
LKC	LINKER FINE SANDY LOAM 3-	TMBR	51		0	5.000	92	92	459	459
TMBR Totals						24.000			1,278	1,278
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60		0	2.000	144	144	288	288
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35		0	14.000	84	84	1,176	1,176
NTV PST Totals						16.000			1,464	1,464
Total Agland						40.000			2,742	2,742