




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 14:21:57  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660024485 <b>Parcel ID</b> 24N18E-28-4-00000-000-0000 <b>Cadastral ID</b> 28-24-18-02200 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 14 - CHELSEA RURAL <b>Name ID</b> 284295 MAGGARD, SHERRY J  5621 S 4276 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 05621 S 4276 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 28 / 24 / 18 / 4 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS					 <p style="text-align: right;">4/22/2024</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.53060781 -95.38539810 S2 NW NE SE																																																																																																																									
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																	
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Date 04/17/2026  
 Time 14:21:57  
 Page 2

Lot Data		Square-Foot - NBHD 4050 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	5							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	223,362.00 x .25 = 56,680							
Factor Value								
Adjustments	1.0000							
Lot Value	56,680							
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/							
Style								
HVAC								
Roof Cover								
Area on Slab								
Fixture/RghIn	/							
Bed/F/H Bath	//							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	/							
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+	56,680				
Total Area	x	Indicated Value	=	56,680				
Adjusted Cost	= 0	Value Per SqFt		0.00				
				<b>GRM Approach</b>				
				GRM Code				
				Gross Rent	0.00			
				Indicated Value				
				<b>Multiple Regression</b>				
				MRA Code				
				Adusted R				
				Indicated Value				
				<b>Direct Comparables</b>				
				Selection Model	1 Res			
				Adjustment Model	A2 AO Test			
				Comparables				
				Indicated Value				
				<b>Value Reconciliation</b>				
				Selected Approach	Cost Approach			
				Improvements				
				Lot Value	56,680			
				Indicated Value	56,680 0.00 Per SqFt			
				Agland Value				
				Site Improvements	2,096			
				Total Value	58,776 0.00 Total Value Per SqFt			
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



# Rogers







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Date 04/17/2026  
Time 14:21:57  
Page 3

660024485

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN Qual 3	BARN Cond 3	0x0x0		Eff Age	400
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (10.48 x 400)		4,192			4,192	2,096
	STF Qual 2	STG FAIR Cond	0x0x0		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 )						
	CP Qual	CARPORT DIRT Cond	0x0x0		Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (3.50 x )						
	STF Qual 2	STG FAIR Cond	0x0x0		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 )						
	CP Qual	CARPORT DIRT Cond	0x0x0		Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (3.50 x )						
	STF Qual 2	STG FAIR Cond	0x0x0		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 )						



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Date 04/17/2026  
Time 14:21:58  
Page 4

Lot Data		Primary Image						
Lot Size	-							
Lot Count								
Units Buildable								
Non-Ag Acres								
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method								
Base Lot Value								
Factor Value		\\tsclient\C\Users\rln\Pictures\2020-03-02\IMG_0015.JPG 3/10/2020						
Adjustments		<b>GRM Approach</b>						
Lot Value		GRM Code						
<b>Residential Data</b>		Gross Rent 0.00						
Type	6 Mobile Home 46 x 24	Indicated Value						
Condition	3 - Average	<b>Multiple Regression</b>						
Quality	2.7 - Fair	MRA Code						
Architecture	6 MS ADJ	Adusted R						
Style	100% Double Wide	Indicated Value						
Exterior Wall	100% Frame, Siding, Vinyl	<b>Direct Comparables</b>						
Base/Total Area	1,104 / 1,104	Selection Model 1 Res						
Style	100% Double Wide	Adjustment Model A2 AO Test						
HVAC		Comparables						
Roof Cover	14 Metal, Ribbed	Indicated Value						
Area on Slab	0	<b>Value Reconciliation</b>						
Fixture/RghIn	/	Selected Approach Cost Approach						
Bed/F/H Bath	/ /	Improvements 22,131						
Basement Area		Lot Value						
Garage Type		Indicated Value 22,131 20.05 Per SqFt						
Remodel		Agland Value						
Year/Eff Age	1998 / 21	Site Improvements						
<b>Cost Approach</b> Manual : 01/2025		Total Value 22,131 20.05 Total Value Per SqFt						
Base Cost	34.12	Total Misc Impr + 0						
Roofing Adj	+ 2.64	Garage Cost +						
Subfloor Adj	+ 0.00	Total RCN = 50,044						
Heat/Cool Adj	+ 0.00	Depreciation ( 58%) - 29,026						
Plumbing Adj	+ 8.57	Lump Sums + 1,113						
Basement Adj	+ 0.00	RCNLD = 22,131						
Adj Base Cost	= 45.33	Lot Value +						
Total Area	x 1,104	Indicated Value = 22,131						
Adjusted Cost	= 50,044	Value Per SqFt 20.05						
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	129499	16x8		128	43.46	80%	1,113



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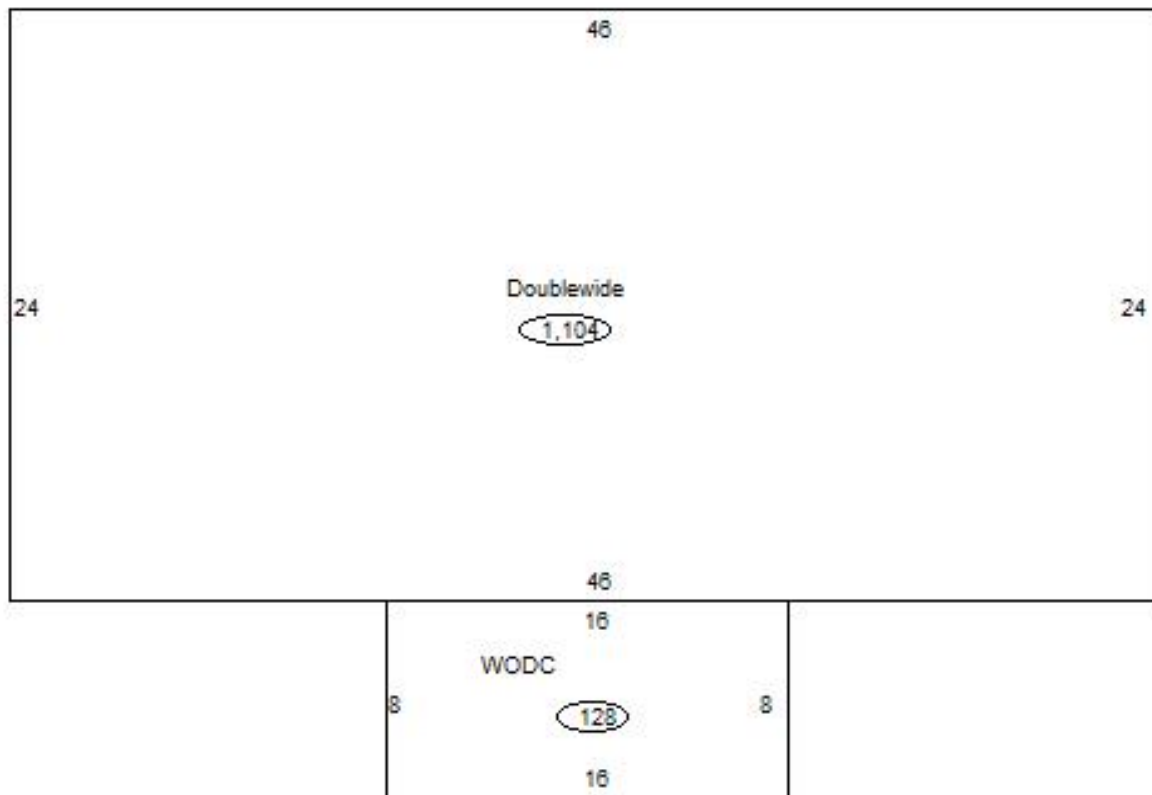
Date 04/17/2026

Time 14:21:58

Page 5

Sketch Image

660024485



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	1,104	1.000	1,104
2	M	WODC		10	WODC	128	1.000	128
<b>Total Building Area</b>						1,104		1,104