



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 14:21:59  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660026166 <b>Parcel ID</b> 24N17E-30-3-00000-000-0000 <b>Cadastral ID</b> 30-24-17-01100 <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> 345127 BYRD, RYAN WAYNE & SANDRA JANE  16433 E 340 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 16255 E 340 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 30 / 24 / 17 / 3 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS					<p>07/27/2020 14:54</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-07\IMG_0122.Jf 7/30/2020</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.52581956 -95.53992044 SE 10 AC OF LOT 4																																																																																																																									
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<b>Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE)</b>	
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	



<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>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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
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	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

<b>Value Reconciliation</b>	
Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	1,377
Site Improvements	
Total Value	1,377 0.00 Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x6x6	Base	Formed Metal	48
	Qual	3	Cond 3	Year 2023	Eff Age 2	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ 0% Func)</b>		<b>RCNLD</b>
Base Cost (36.22 x 48)		1,739		1,739		1,739



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



Residential Data	
Type	6 Mobile Home 72 x 16
Condition	3 - Average
Quality	3 - Average
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,152 / 1,152
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2005 / 16

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025	
Base Cost	35.14	Total Misc Impr	+	0	
Roofing Adj	+ 2.69	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	58,245	
Heat/Cool Adj	+ 3.68	Depreciation ( 47%)	-	27,375	
Plumbing Adj	+ 9.05	Lump Sums	+	741	
Basement Adj	+ 0.00	RCNLD	=	31,611	
Adj Base Cost	= 50.56	Lot Value	+		
Total Area	x 1,152	Indicated Value	=	31,611	
Adjusted Cost	= 58,245	Value Per SqFt		27.44	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	31,611		
Lot Value			
Indicated Value	31,611	27.44	Per SqFt
Agland Value			
Site Improvements			
Total Value	31,611	27.44	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	165220	6x4		24	30.89		741



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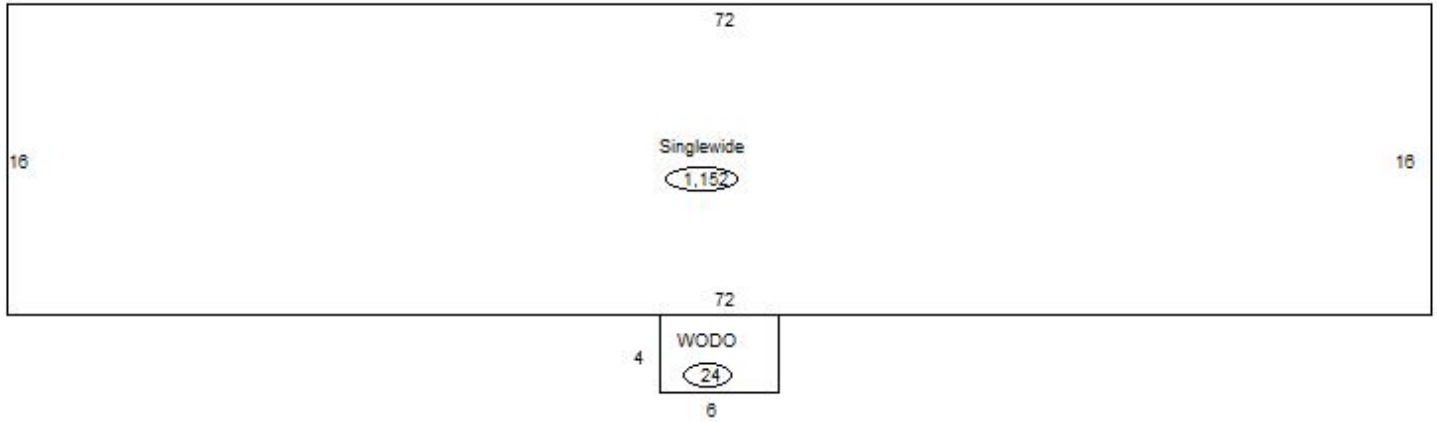
Date 04/17/2026

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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	13		10	Singlewide	1,152	1.000	1,152
2	M	WODO		10	WODO	24	1.000	24
<b>Total Building Area</b>						1,152		1,152



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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	0		7.000	92	92	643	643
<b>TMBR Totals</b>						7.000			643	643
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51	0		6.000	122	122	734	734
<b>NTV PST Totals</b>						6.000			734	734
<b>Total Agland</b>						13.000			1,377	1,377