



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 05:34:43
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660028039 Parcel ID 000000-00-0-70020-018-0008 Cadastral ID 32-23-17-06110 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 33 - FOYIL OT/FOYIL FIRE Name ID 323959 BECK, GREG 18351 BUSHYHEAD PL CHELSEA OK 74016-0000 Parcel Location Situs 12370 S ANDY PAYNE BLVD Subdivision A FOYIL Lot/Block 0008 / 0018 Parcel Size 2 - Lots Sec/Twn/Rng 32 / 23 / 17 / 5 Neighborhood 1207 - R-V02-NE FOYIL School District S007 - FOYIL SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.43254366 -95.52042074																																																																																																																									
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Date 04/17/2026
Time 05:34:44
Page 2

Lot Data	Square-Foot - NBHD 1207 #1	Primary Image
Lot Size Lot Count Units Buildable 6359 Non-Ag Acres 0.3771 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 16,428.00 x .45 = 7,393 Factor Value Adjustments 1.0000 Lot Value 7,393		<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-11-16\IMG_002 11/24/2020</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	921 / 921
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	364 Attached Garage - Finished
Remodel	
Year/Eff Age	1951 / 56



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	81,832	88.85	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	116.37	Total Misc Impr	+	10,152			
Roofing Adj	+ 5.30	Garage Cost	+	11,604			
Subfloor Adj	+ 2.65	Total RCN	=	155,117			
Heat/Cool Adj	+ 10.30	Depreciation (64%)	-	99,275			
Plumbing Adj	+ 10.18	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	55,842			
Adj Base Cost	= 144.80	Lot Value	+	7,393			
Total Area	x 921	Indicated Value	=	63,235			
Adjusted Cost	= 133,361	Value Per SqFt		68.66			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	55,842		
Lot Value	7,393		
Indicated Value	63,235	68.66	Per SqFt
Agland Value			
Site Improvements	1,557		
Total Value	64,792	70.35	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	67645	254		254	20.50		5,207
PRCH	SLAB PORCH - COVERED	67646	20x7		140	20.85		2,919
CPDT	Carport - Detached	147961	20x10		200	10.13		2,026



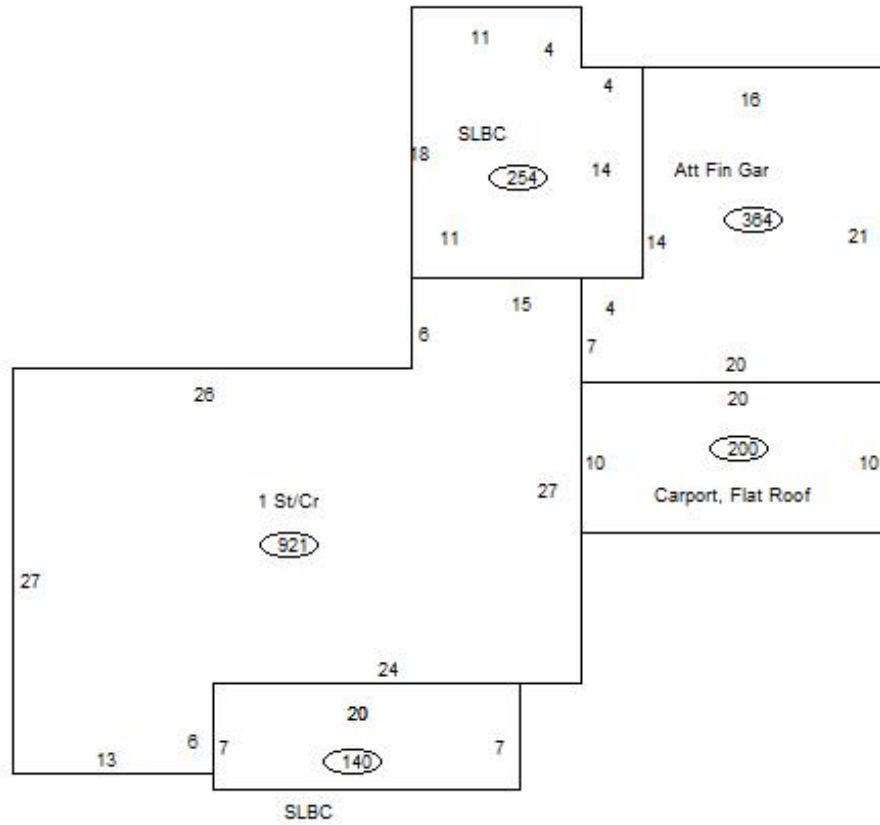
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 Time 05:34:44
 Page 3

Sketch Image

660028039



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	921	1.000	921
2	G	5		13	Att Fin Gar	364	1.000	364
3	M	PRCH		13	SLBC	254	1.000	254
4	M	PRCH		13	SLBC	140	1.000	140
5	G	4		13	Carport, Flat Roof	200	1.000	200
Total Building Area						921		921



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 Page 4

660028039

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x12x8	Plank	Formed Metal	96
	Qual	3	Cond 3	Year 2022	Eff Age 3	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (28.83 x 96)	2,768		2,768	2,768
	SHDS	Shed - Small	10x24x8	Plank	Composition Shingle	240
	Qual	4	Cond 3	Year 1980	Eff Age 35	
		Warm & Cooled Air	Total Area 240			1,694
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (25.38 x 240)	6,091	1,694	7,785	6,228
						1,557