



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 660030844 Parcel ID 23N17E-35-4-00000-000-0000 Cadastral ID 35-23-17-01200 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 308106 CORDRAY, MICHAEL P & KIMBERLY R 12532 S 4240 RD CHELSEA OK 74016-0000 Parcel Location Situs 12532 S 4240 RD Subdivision Lot/Block / Parcel Size 5.5 - Acres Sec/Twn/Rng 35 / 23 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-12-10\IMG_004 12/16/2020</p>																																																																																																																			
Legal Description Lat/Long: 36.42964775 -95.45465349 NE NE SE & S2 SE SE NE LESS THE N 462' THEREOF & LESS S2 S2 NE NE SE																																																																																																																								
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Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
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	



\\tsclient\C\Users\Randy Necessary\Pictures\2020-12-10\IMG_004I 12/16/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	85% Frame, Siding, Wood 15% Veneer, Stone
Base/Total Area	1,800 / 1,800
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	2 / 1.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1986 / 30

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	89.92	Total Misc Impr	+ 16,600
Roofing Adj	+ 4.07	Garage Cost	+
Subfloor Adj	+ 1.09	Total RCN	= 217,606
Heat/Cool Adj	+ 11.47	Depreciation (40%)	- 87,042
Plumbing Adj	+ 5.12	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 130,564
Adj Base Cost	= 111.67	Lot Value	+
Total Area	x 1,800	Indicated Value	= 130,564
Adjusted Cost	= 201,006	Value Per SqFt	72.54

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	130,564		
Lot Value			
Indicated Value	130,564	72.54	Per SqFt
Agland Value	264		
Site Improvements			
Total Value	130,828	72.68	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	73092	24x8		192	23.59		4,529
PRCH	SLAB PORCH - COVERED	73093	30x10		300	23.25		6,975



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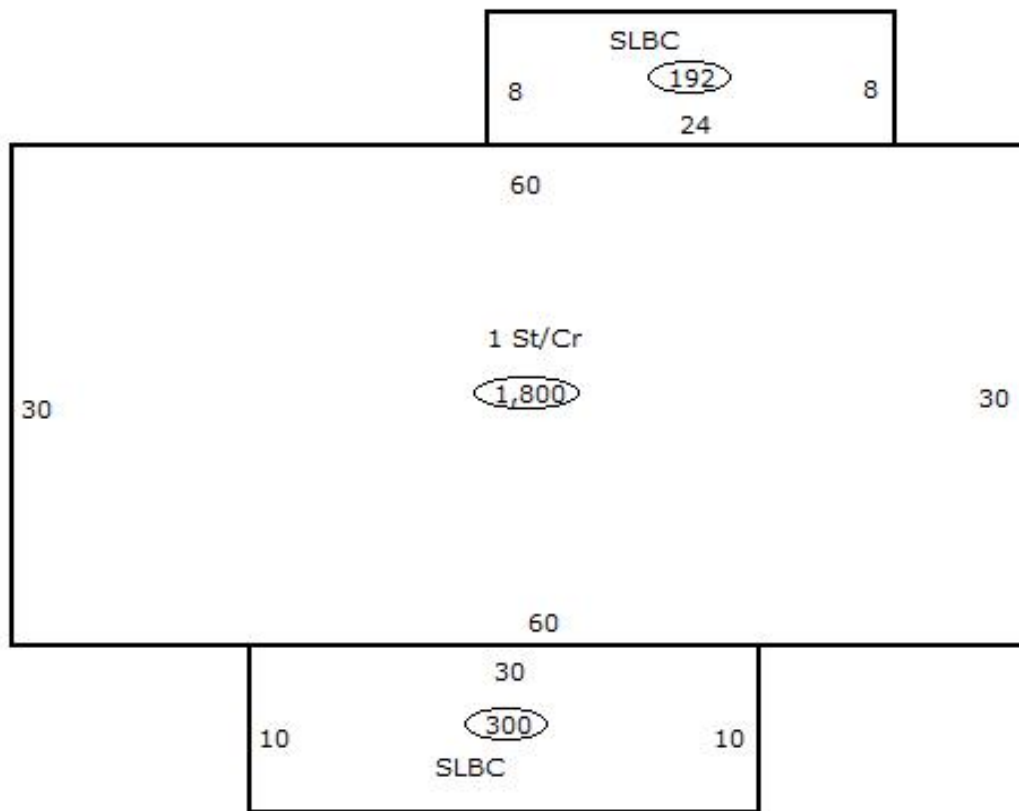
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,800	1.000	1,800
2	M	PRCH		13	SLBC	192	1.000	192
3	M	PRCH		13	SLBC	300	1.000	300
Total Building Area						1,800		1,800



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	20x20x8	Gravel	Formed Metal	400
	Qual 3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (4.61 x 400)		1,844		1,844	1,844	
	SHDS	Shed - Small	10x12x8	Plank	Formed Metal	120
	Qual 3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (26.94 x 120)		3,233		3,233	3,233	



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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	NTV PST	20			5.500	48	48	264	264
NTV PST Totals						5.500			264	264
Total Agland						5.500			264	264