



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660030853 <b>Parcel ID</b> 23N17E-35-1-00000-000-0000 <b>Cadastral ID</b> 35-23-17-02100 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 71 - CHELSEA RURAL/FOYIL FIRE <b>Name ID</b> 21914 SCHWARZE, JEFFERY S & MARY L LIVING TRUST  12051 S 4237 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 12051 S 4237 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.08 - Acres <b>Sec/Twn/Rng</b> 35 / 23 / 17 / 1 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0045.JPG 12/17/2020</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.43688462 -95.45770296 N 225.64' OF S 451.29' OF W 208.71' OF NW NE NE																																																																																																																									
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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size			
Lot Count			
Units Buildable	1.08		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	49,492.00 x .54 = 26,627		
Factor Value			
Adjustments	1.0000		
Lot Value	26,627		



\\tsclient\C\Users\Randy Necessary\Pictures\IMG\_0045.JPG 12/17/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,360 / 2,360
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,360
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1982 / 26

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	247,624 104.93 Per SqFt

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	153,935
Lot Value	26,627
Indicated Value	180,562 76.51 Per SqFt
Agland Value	
Site Improvements	103,152
Total Value	283,714 120.22 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	77.76	Total Misc Impr	+ 11,709
Roofing Adj	+ 3.53	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 240,511
Heat/Cool Adj	+ 10.30	Depreciation ( 38%)	- 91,394
Plumbing Adj	+ 5.36	Lump Sums	+ 4,818
Basement Adj	+ 0.00	RCNLD	= 153,935
Adj Base Cost	= 96.95	Lot Value	+ 26,627
Total Area	x 2,360	Indicated Value	= 180,562
Adjusted Cost	= 228,802	Value Per SqFt	76.51

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	73119	18x12		216	54.21		11,709
WODO	WOOD DECK - OPEN	132465	318		318	15.15		4,818



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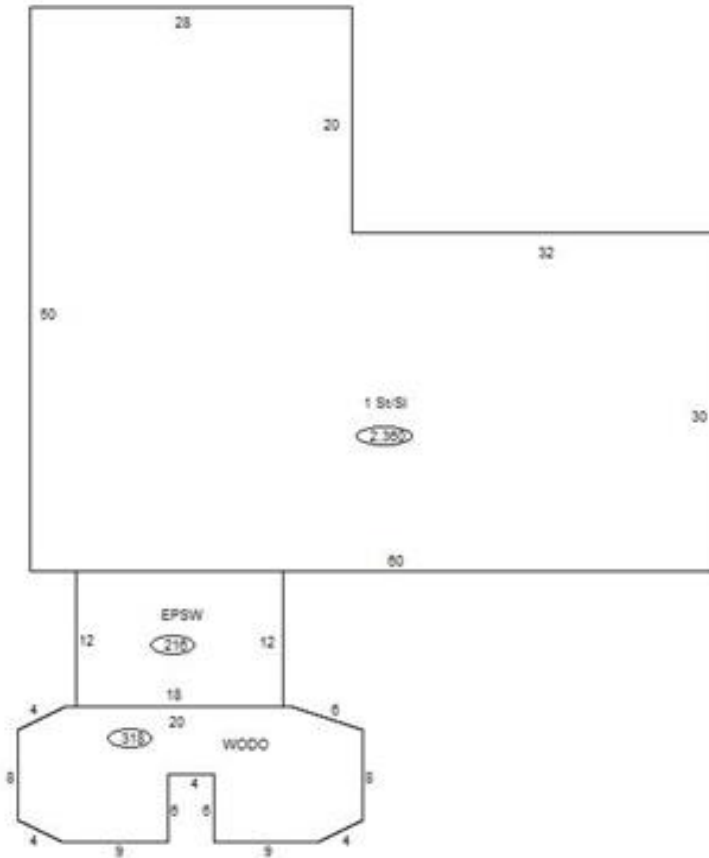
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	EPSW		13	EPSW	216	1.000	216
2	R	1	Slab	13	1 St/SI	2,360	1.000	2,360
3	M	WODO		13	WODO	318	1.000	318
<b>Total Building Area</b>						<b>2,360</b>		<b>2,360</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground VINYL	16x30x0			480
	Qual 3	Cond 3	Year 2020	Eff Age	5	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (52.12 x 480)		25,018		25,018	1,251	23,767
	SHDS	Shed - Small	12x20x8	Plank	Formed Metal	240
	Qual 3	Cond 3	Year 2020	Eff Age	5	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (23% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (23.47 x 240)		5,633		5,633	1,296	4,337
	WODC	WOOD DECK - COVERED	8x20x8	Plank	Formed Metal	160
	Qual 3	Cond 3	Year 2020	Eff Age	5	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (27% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (38.30 x 160)		6,128		6,128	1,655	4,473
	SHDS	Shed - Small	10x12x8	Gravel	Formed Metal	120
	Qual 2	Cond 3	Year 2016	Eff Age	8	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (15.80 x 120)		1,896		1,896	702	1,194
	UTIL	SHOP BUILDING POSSIBLE POOL HOUSE	24x50x8	Concrete	Formed Metal	1,200
	Qual 5	Cond 3	Year 2015	Eff Age	8	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (39.29 x 1,200)		47,148		47,148	7,072	40,076
	EQSH	Equipment Shed	48x24x10	Gravel	Formed Metal	1,152
	Qual 3	Cond 3	Year 2012	Eff Age	11	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (22% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (19.23 x 1,152)		22,153		22,153	4,874	17,279
	SHDS	Shed - Small	8x12x8	Plank	Composition Shingle	96
	Qual 3	Cond 3	Year 2000	Eff Age	20	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (27.06 x 96)		2,598		2,598	2,598	



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	10x14x8	Concrete	Composition Shingle	140	
	Qual	4	Cond 3	Year 1990	Eff Age 27		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (24.40 x 140)		3,416		3,416	1,196	2,220
	GRDT	Garage - Detached	20x40x8	Concrete	Composition Shingle	800	
	Qual	3	Cond 3	Year 1990	Eff Age 27		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (27.24 x 800)		21,792		21,792	11,986	9,806