



# 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> 660032117 <b>Parcel ID</b> 23N17E-36-3-00000-000-0000 <b>Cadastral ID</b> 36-23-17-01400 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 71 - CHELSEA RURAL/FOYIL FIRE <b>Name ID</b> 333707 SMYTHE, TIFFANY  12483 S 4240 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 12483 S 4240 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 39.98 - Acres <b>Sec/Twn/Rng</b> 36 / 23 / 17 / 3 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0040 (1).JPG 12/18/2020</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.42814682 -95.44604976 NE SW LESS LESS N 571.50' E 866' & W2 NW SE LESS N 571.50'.																																																																																																																									
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<b>Units Buildable - FOYIL SEQUOYAH AREA (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	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Masonry, Concrete Block
Base/Total Area	1,584 / 1,584
Style	100% One Story
HVAC	100% Electric Baseboard
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	1,584 Total
Garage Type	308 Attached Garage - Finished
Remodel	
Year/Eff Age	1970 / 56

**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	

**Value Reconciliation**

Selected Approach	Cost Approach		
Improvements	76,961		
Lot Value		76,961	48.59 Per SqFt
Indicated Value	76,961		
Agland Value	3,184		
Site Improvements	13,802		
Total Value	93,947	59.31	Total Value Per SqFt

**Cost Approach Manual : 01/2025**

Base Cost	88.26	Total Misc Impr	+	15,858
Roofing Adj	+ 4.01	Garage Cost	+	10,346
Subfloor Adj	+ 2.31	Total RCN	=	213,781
Heat/Cool Adj	+ 0.79	Depreciation ( 64%)	-	136,820
Plumbing Adj	+ 5.22	Lump Sums	+	0
Basement Adj	+ 17.83	RCNLD	=	76,961
Adj Base Cost	= 118.42	Lot Value	+	
Total Area	x 1,584	Indicated Value	=	76,961
Adjusted Cost	= 187,577	Value Per SqFt		48.59

**Miscellaneous Improvements**

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	4,576.55		9,153
PATO	SLAB PORCH - OPEN	76822		720	720	7.67		5,522
PRCH	SLAB PORCH - COVERED	76823		14x4	56	21.12		1,183



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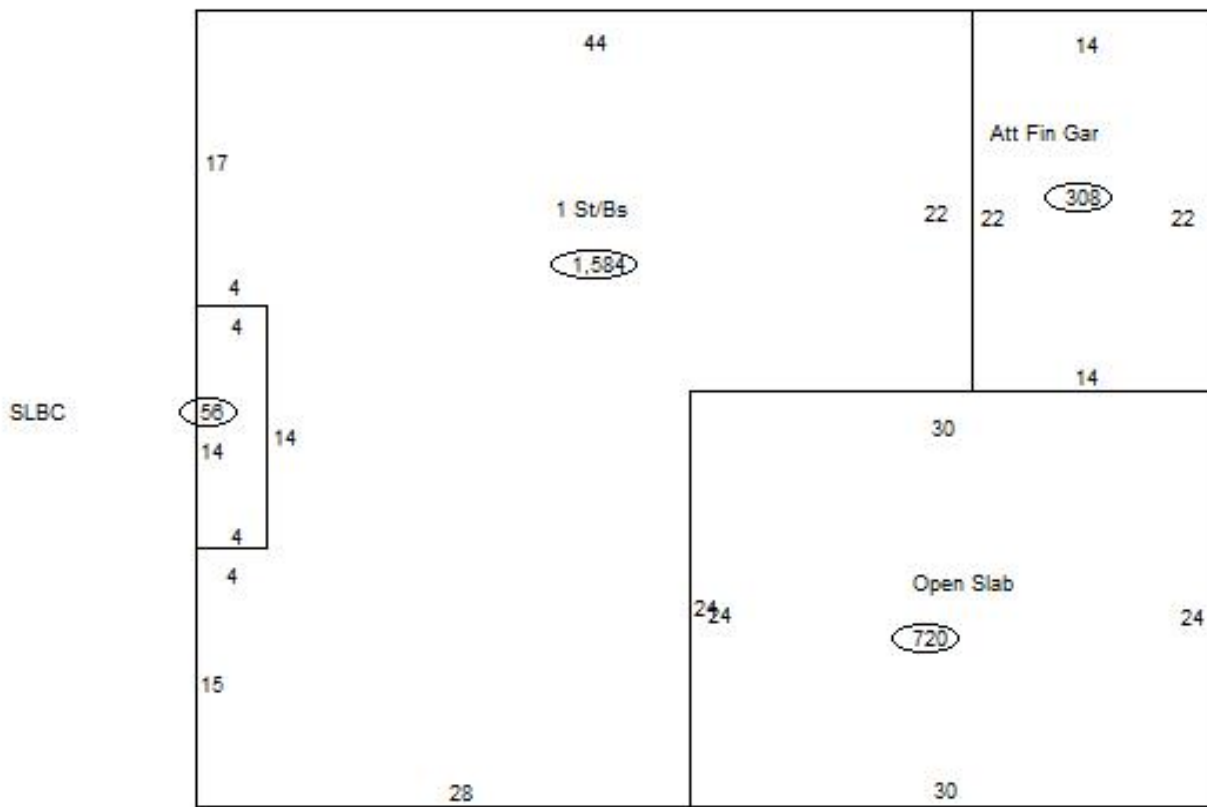
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Basement	13	1 St/Bs	1,584	1.000	1,584
2	G	5		13	Att Fin Gar	308	1.000	308
3	M	PATO		13	Open Slab	720	1.000	720
4	M	PRCH		13	SLBC	56	1.000	56
<b>Total Building Area</b>						1,584		1,584



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	38x46x10	Dirt	Galvanized Metal	1,748
	Qual 3	Cond 2	Year 1970	Eff Age 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (76% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (19.01 x 1,748)	33,229		33,229	25,254	7,975
	LNT0	LEAN-TO	10x46x8	Dirt	Galvanized Metal	460
	Qual 3	Cond 2	Year 1970	Eff Age 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.15 x 460)	4,209		4,209	3,367	842
	GRDT	Garage - Detached	30x40x8	Concrete	Formed Metal	1,200
	Qual 2	Cond 2	Year 1970	Eff Age 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (76% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (17.31 x 1,200)	20,772		20,772	15,787	4,985



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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
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			13.000	63	63	819	819
<b>TMBR Totals</b>						13.000			819	819
HC	HECTOR STONY SANDY LOAM	NTV PST	20			.980	48	48	47	47
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35			7.000	84	84	588	588
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35			17.000	84	84	1,428	1,428
LKB	LINKER FINE SANDY LOAM 1-	NTV PST	63			2.000	151	151	302	302
<b>NTV PST Totals</b>						26.980			2,365	2,365
<b>Total Agland</b>						39.980			3,184	3,184