



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 660055762 Parcel ID 23N17E-28-4-00000-000-0000 Cadastral ID 28-23-17-02110 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 277471 KEITH, CHARLES M & DEBORA K PO BOX 470 FOYIL OK 74031-0000 Parcel Location Situs 18751 E HWY 28A Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 28 / 23 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.43956274 -95.49281950																																																																																																																									
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Lot Data		Square-Foot - NBHD 4070 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable					
Non-Ag Acres					
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY		0		
			0		
Method	Square-Foot				
Base Lot Value					
Factor Value					
Adjustments	1.0000				
Lot Value					

Residential Data	
Type	6 Mobile Home 64 x 28
Condition	3 - Average
Quality	3 - Average
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,792 / 1,792
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1998 / 21



\\tsclient\C\Users\Randy Necessary\Pictures\2020-10-15\IMG_001! 10/20/2020

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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	46,843		
Lot Value			
Indicated Value	46,843	26.14	Per SqFt
Agland Value	1,638		
Site Improvements			
Total Value	48,481	27.05	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	32.62	Total Misc Impr	+	0			
Roofing Adj	+ 2.54	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	77,988			
Heat/Cool Adj	+ 2.42	Depreciation (54%)	-	42,114			
Plumbing Adj	+ 5.94	Lump Sums	+	10,969			
Basement Adj	+ 0.00	RCNLD	=	46,843			
Adj Base Cost	= 43.52	Lot Value	+				
Total Area	x 1,792	Indicated Value	=	46,843			
Adjusted Cost	= 77,988	Value Per SqFt		26.14			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	163828	12x6		72	28.51		2,053
WODC	Wood Deck - Covered	163829	30x10		300	29.72		8,916



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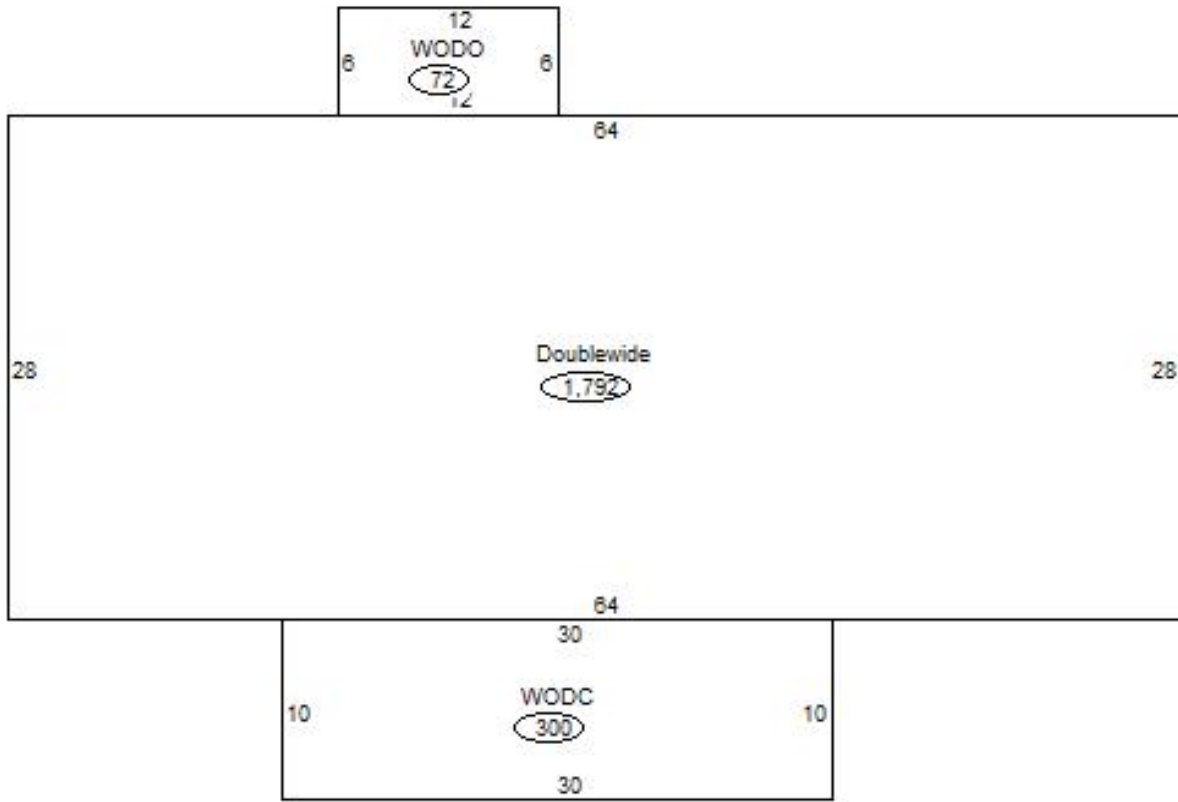
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		13	Doublewide	1,792	1.000	1,792
2	M	WODO		13	WODO	72	1.000	72
3	M	WODC		13	WODC	300	1.000	300
Total Building Area						1,792		1,792



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	WODO	Wood Deck - Open	5x5x0	Plank		25
	Qual 3	Cond 3	Year 1998	Eff Age 21		

Valuation Summary	Modifier Total	RCN	Depr (66% Phys/ 100% Func)	RCNLD
Base Cost (30.89 x 25)	772		772	772



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Lot Data 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		Primary Image	
Residential Data 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 /		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		Value Reconciliation	
Base Cost 0.00 Roofing Adj + 0.00 Subfloor Adj + 0.00 Heat/Cool Adj + 0.00 Plumbing Adj + 0.00 Basement Adj + 0.00 Adj Base Cost = 0.00 Total Area x Adjusted Cost = 0	Total Misc Impr + 0 Garage Cost + Total RCN = 0 Depreciation (0%) - 0 Lump Sums + 0 RCNLD = Lot Value + Indicated Value = Value Per SqFt 0.00	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Agland Value Site Improvements 26,171 Total Value 26,171 0.00 Total Value Per SqFt	
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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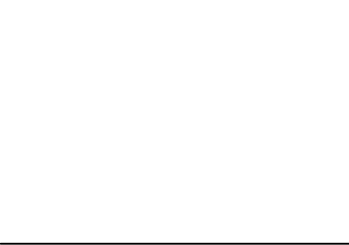

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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	30x50x10	Dirt	Formed Metal	1,500
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ 0% Func)	RCNLD
	Base Cost (21.08 x 1,500)	31,620		31,620	7,905	23,715
	SHDS	Shed - Small	12x20x6	Plank	Composition Shingle	240
	Qual	2	Cond 2	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ 0% Func)	RCNLD
	Base Cost (18.16 x 240)	4,358		4,358	4,358	
	LNT0	Lean To - Attached	12x50x8	Dirt	Formed Metal	600
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (8.97 x 600)	5,382		5,382	3,714	1,668
	LT	LEAN-TO	0x0x0			360
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 360)	1,051		1,051	263	788



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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	TMBR	20			10.000	0	36	0	0
VD	VERDIGRIS SILT LOAM	TMBR	95			5.000	171	171	855	855
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			5.000	85	85	423	423
TMBR Totals						20.000			1,278	1,278
Total Agland						20.000			1,278	1,278