



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 06:27:55  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660062871 <b>Parcel ID</b> 24N18E-27-2-00000-000-0000 <b>Cadastral ID</b> 27-24-18-00610 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 14 - CHELSEA RURAL <b>Name ID</b> 9744 PINKSTON, TIMOTHY W  PO BOX 144 CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 05343 S 4280 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 70 - Acres <b>Sec/Twn/Rng</b> 27 / 24 / 18 / 2 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS					<p style="text-align: right;">4/18/2024</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.53386940 -95.37704897 S2 NW LESS S 635' W 685' S2 SW NW																																																																																																																									
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Date 04/17/2026  
 Time 06:27:55  
 Page 2

<b>Units Buildable - CHELSEA FOYIL RURAL (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	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,048 / 1,048
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1976 / 38

<b>GRM Approach</b>	
GRM Code	
Gross Rent	0.00
Indicated Value	

<b>Multiple Regression</b>	
MRA Code	
Adjusted R	
Indicated Value	

<b>Direct Comparables</b>	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	96.70	Total Misc Impr	+ 830
Roofing Adj	+ 5.12	Garage Cost	+ 0
Subfloor Adj	+ 2.56	Total RCN	= 115,900
Heat/Cool Adj	+ 0.74	Depreciation ( 49%)	- 56,791
Plumbing Adj	+ 4.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 59,109
Adj Base Cost	= 109.80	Lot Value	+ 0
Total Area	x 1,048	Indicated Value	= 59,109
Adjusted Cost	= 115,070	Value Per SqFt	56.40

<b>Value Reconciliation</b>			
Selected Approach	Cost Approach		
Improvements	59,109		
Lot Value			
Indicated Value	59,109	56.40	Per SqFt
Agland Value	9,994		
Site Improvements	50,846		
Total Value	119,949	114.46	Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	80840	10x4		40	20.75		830



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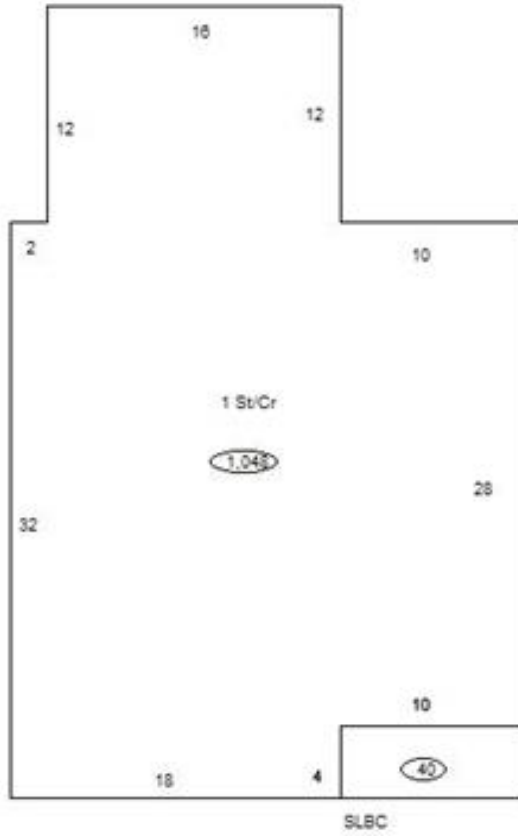
Date 04/17/2026

Time 06:27:55

Page 3

Sketch Image

660062871



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,048	1.000	1,048
2	M	PRCH		10	SLBC	40	1.000	40
<b>Total Building Area</b>						<b>1,048</b>		<b>1,048</b>



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Date 04/17/2026  
Time 06:27:55  
Page 4

660062871

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	24x86x0		Metal	2,064
	Qual 2	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (26.72 x 2,064)		55,150	55,150	30,333	24,817	
	UTIL	SHOP BUILDING	28x32x0			896
	Qual 2	Cond 3	Year	Eff Age 1520		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (29.97 x 896)		26,853	26,853	5,371	21,482	
	LT	LEAN-TO	6x20x0			120
	Qual 3	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (2.92 x 120)		350	350	70	280	
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.68 x )						
	CP	Carport Dirt	10x18x0			180
	Qual 2	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (3.50 x 180)		630	630	189	441	
	LF	LOAFING SHED	20x40x0			800
	Qual 2	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.26 x 800)		3,408	3,408	170	3,238	
	CP	CARPORT DIRT	10x24x0			240
	Qual 2	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (3.50 x 240)		840	840	252	588	



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Time 06:27:55  
Page 5

### Agland Inventory

660062871

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51		0	4.000	122	122	490	490
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60		0	66.000	144	144	9,504	9,504
<b>NTV PST Totals</b>						70.000			9,994	9,994
<b>Total Agland</b>						70.000			9,994	9,994