



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:06:51
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660063585 Parcel ID 23N17E-15-4-00000-000-0000 Cadastral ID 15-23-17-02240 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 349368 DORSEY, GAVIN REID & JACY RAYE 9584 S 4230 RD CHELSEA OK 74016-0000 Parcel Location Situs 09584 S 4230 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 15 / 23 / 17 / 4 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.47322996 -95.47272359																																																																																																																									
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Lot Data		Square-Foot - NBHD 4050 #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								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/							
Style								
HVAC								
Roof Cover								
Area on Slab				GRM Approach				
Fixture/RghIn	/			GRM Code				
Bed/F/H Bath	/ /			Gross Rent	0.00			
Basement Area				Indicated Value				
Garage Type				Multiple Regression				
Remodel				MRA Code				
Year/Eff Age	/			Adusted R				
				Indicated Value				
Cost Approach				Direct Comparables				
Manual : 01/2025				Selection Model	1 Res			
Base Cost	0.00	Total Misc Impr	+	0	Adjustment Model	A2 AO Test		
Roofing Adj	+ 0.00	Garage Cost	+		Comparables			
Subfloor Adj	+ 0.00	Total RCN	=	0	Indicated Value			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0	Value Reconciliation			
Plumbing Adj	+ 0.00	Lump Sums	+	0	Selected Approach	Cost Approach		
Basement Adj	+ 0.00	RCNLD	=		Improvements			
Adj Base Cost	= 0.00	Lot Value	+		Lot Value			
Total Area	x	Indicated Value	=		Indicated Value	0.00 Per SqFt		
Adjusted Cost	= 0	Value Per SqFt		0.00	Agland Value	1,012		
					Site Improvements			
					Total Value	1,012 0.00 Total Value Per SqFt		
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Units Buildable - CHELSEA FOYIL RURAL (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	



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	DMH LOWER VALUED MH
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,500 / 1,500
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,500
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2014 / 12

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	95,517		
Lot Value			
Indicated Value	95,517	63.68	Per SqFt
Agland Value			
Site Improvements	1,965		
Total Value	97,482	64.99	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	57.84	Total Misc Impr	+	0
Roofing Adj	+ 3.70	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	112,365
Heat/Cool Adj	+ 10.09	Depreciation (28%)	-	31,462
Plumbing Adj	+ 3.27	Lump Sums	+	14,614
Basement Adj	+ 0.00	RCNLD	=	95,517
Adj Base Cost	= 74.91	Lot Value	+	
Total Area	x 1,500	Indicated Value	=	95,517
Adjusted Cost	= 112,365	Value Per SqFt		63.68

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2015	1	0.00		
WODC	Wood Deck - Covered	131530	24x12		288	26.90		7,747
WODC	Wood Deck - Covered	162561	10x4		40	46.06		1,842
WODC	Wood Deck - Covered	162562	16x8		128	39.26		5,025



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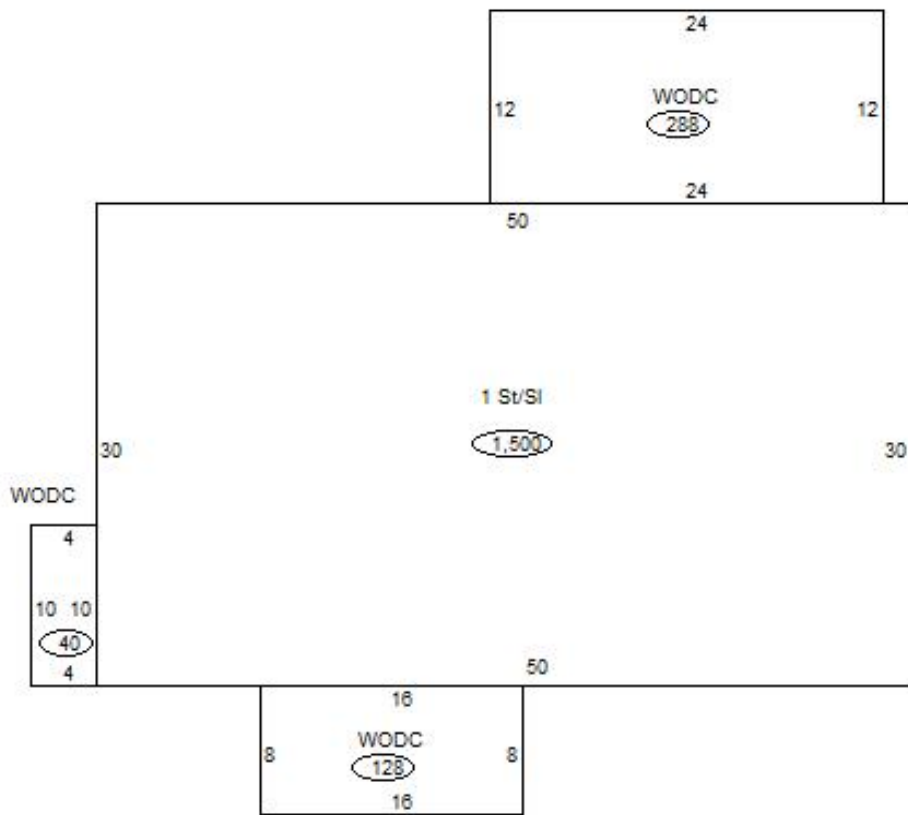
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,500	1.000	1,500
2	M	WODC		13	WODC	288	1.000	288
3	M	WODC		13	WODC	40	1.000	40
4	M	WODC		13	WODC	128	1.000	128
Total Building Area						1,500		1,500



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS SHED		12x16x6	Plank	Composition Shingle	192
	Qual 2	Cond 2	Year 2014	Eff Age 12		

Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (18.95 x 192)	3,638		3,638	1,673
				1,965



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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
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			3.010	54	54	163	163
TMBR Totals						3.010			163	163
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			4.310	72	72	310	310
PAA	PARSONS SILT LOAM 0-1% SL	NTV PST	76			.060	182	182	11	11
TAA	TALOKA SILT LOAM 0-1% SLO	NTV PST	84			2.620	202	202	528	528
NTV PST Totals						6.990			849	849
Total Agland						10.000			1,012	1,012