



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 17:34:44  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660067994 <b>Parcel ID</b> 23N17E-23-4-00000-000-0000 <b>Cadastral ID</b> 23-23-17-00610 <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> 287580 GILL, ANGELA L  10770 S 4240 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 10770 S 4240 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 16.65 - Acres <b>Sec/Twn/Rng</b> 23 / 23 / 17 / 4 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.45609387 -95.45511088																																																																																																																									
<b>SE NE SE &amp; N2 SE SE LESS W2 NW SE SE LESS TR COMM AT SE/C OF SEC; TH N01-2729W 660.22' TO POB; TH S88-3209W 988.35'; TH N01-2956W280'; TH N88-3209E 988.55'; TH S01-2729E 280' TO POB; LESS TR BEG NE/C SE/4 NE/4 SE/4; TH S 522'; TH W 167'; TH N 522'; TH E 167' TO POB.</b>					<b>Building Permits</b>																																																																																																																				
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<b>Lot Data</b> - 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	



<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% Frame, Siding, Vinyl
Base/Total Area	1,144 / 1,144
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,144
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2007 / 19

<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	93.66	Total Misc Impr	+ 5,872
Roofing Adj	+ 4.25	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 128,612
Heat/Cool Adj	+ 5.00	Depreciation ( 26%)	- 33,439
Plumbing Adj	+ 4.38	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 95,173
Adj Base Cost	= 107.29	Lot Value	+
Total Area	x 1,144	Indicated Value	= 95,173
Adjusted Cost	= 122,740	Value Per SqFt	83.19

<b>Value Reconciliation</b>	
Selected Approach	Cost Approach
Improvements	95,173
Lot Value	
Indicated Value	95,173
Agland Value	1,399
Site Improvements	5,070
Total Value	101,642
	83.19 Per SqFt
	88.85 Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2012	1	0.00		
PRCH	SLAB PORCH - COVERED	82458	36x8		288	20.39		5,872



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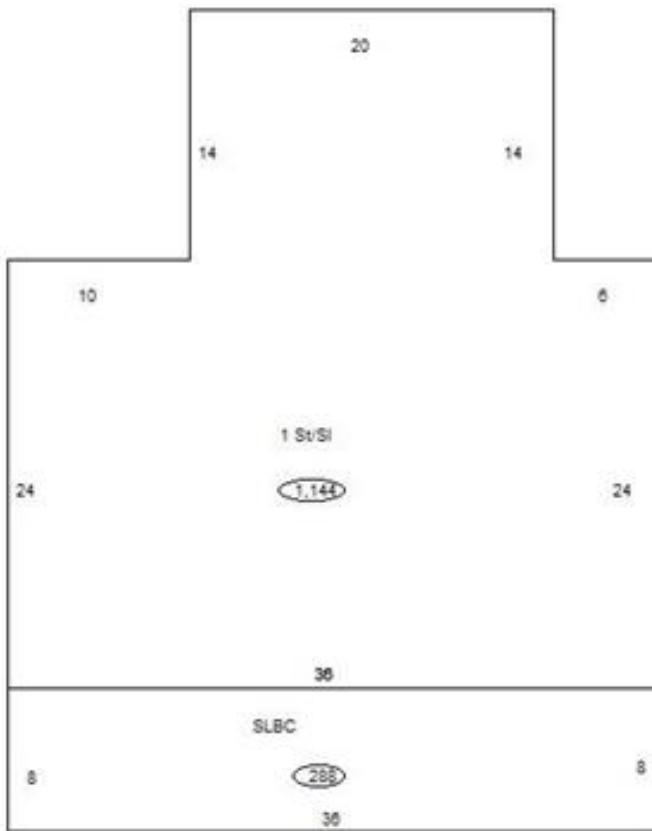
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Sketch Image

660067994



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,144	1.000	1,144
2	M	PRCH		10	SLBC	288	1.000	288
<b>Total Building Area</b>						<b>1,144</b>		<b>1,144</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	QSB	Quonset Bldgs	26x20x0			520	
	Qual	3	Cond	3	Year	Eff Age	1013
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (14.75 x 520)		7,670			7,670	3,452	4,218
	CP	CARPORT DIRT	0x0x0				
	Qual		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 (3.50 x )							
	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 )							
	LF	LOAFING SHED	20x20x0			400	
	Qual	2	Cond	2	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.26 x 400)		1,704			1,704	852	852



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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	NTV PST	35			16.650	84	84	1,399	1,399
<b>NTV PST Totals</b>						16.650			1,399	1,399
<b>Total Agland</b>						16.650			1,399	1,399