




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 04:50:59  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660075428 <b>Parcel ID</b> 24N16E-23-4-00000-000-0000 <b>Cadastral ID</b> 23-24-16-00211 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 14 - CHELSEA RURAL <b>Name ID</b> 317532 ZVIBLEMAN, KEVIN N & LOIS J  4804 S 4180 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 04804 S 4180 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 23 / 24 / 16 / 4 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS					 <p>D:\Convert\Photos\660\075\428-02.jpg 8/28/2008</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.54221535 -95.56231703 NE SE SE																																																																																																																									
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Lot Data		Square-Foot - NBHD 4050 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	1				
Non-Ag Acres	0				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY		0		
			0		
Method	Square-Foot				
Base Lot Value	427,396.00 x .26 = 111,989				
Factor Value					
Adjustments	1.0000				
Lot Value	111,989				
<b>Residential Data</b>					
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	/				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>			
Base Cost	0.00	Total Misc Impr	+	0	
Roofing Adj	+ 0.00	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	0	
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	-	0	
Plumbing Adj	+ 0.00	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=		
Adj Base Cost	= 0.00	Lot Value	+	111,989	
Total Area	x	Indicated Value	=	111,989	
Adjusted Cost	= 0	Value Per SqFt		0.00	
<b>GRM Approach</b>					
GRM Code					
Gross Rent 0.00					
Indicated Value					
<b>Multiple Regression</b>					
MRA Code					
Adusted R					
Indicated Value					
<b>Direct Comparables</b>					
Selection Model 1 Res					
Adjustment Model A2 AO Test					
Comparables					
Indicated Value					
<b>Value Reconciliation</b>					
Selected Approach Cost Approach					
Improvements					
Lot Value 111,989					
Indicated Value 111,989 0.00 Per SqFt					
Agland Value					
Site Improvements 49,438					
Total Value 161,427 0.00 Total Value Per SqFt					

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER			2016	1	0.00	



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x30x10	Concrete	Formed Metal	900
	Qual	2	Cond 3	Year	2016	Eff Age 8
	<b>Valuation Summary</b> Base Cost (29.31 x 900) 26,379		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
				26,379	3,957	22,422
	UTIL	SHOP BUILDING	30x35x10	Concrete	Formed Metal	1,050
	Qual	3	Cond 3	Year	2015	Eff Age 8
	<b>Valuation Summary</b> Base Cost (30.27 x 1,050) 31,784		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
				31,784	4,768	27,016



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY  Method Base Lot Value Factor Value Adjustments Lot Value	

D:\Convert\Photos\660\075\428-01.jpg 4/16/2012

Residential Data	
Type	6 Mobile Home 52 x 27
Condition	5 - Very Good
Quality	5.5 - Very Good
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	1,404 / 1,404
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	1999 / 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	

Cost Approach				Manual : 01/2025			
Base Cost	49.45	Total Misc Impr	+ 4,344				
Roofing Adj	+ 4.49	Garage Cost	+ 4,344				
Subfloor Adj	+ 0.00	Total RCN	= 105,264				
Heat/Cool Adj	+ 5.18	Depreciation ( 41%)	- 43,158				
Plumbing Adj	+ 12.76	Lump Sums	+ 4,022				
Basement Adj	+ 0.00	RCNLD	= 66,128				
Adj Base Cost	= 71.88	Lot Value	+ 4,344				
Total Area	x 1,404	Indicated Value	= 66,128				
Adjusted Cost	= 100,920	Value Per SqFt	47.10				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	66,128		
Lot Value			
Indicated Value	66,128	47.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	66,128	47.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	131592	16x11		176	24.68		4,344
WODO	Wood Deck - Open	166268	10x10		100	40.22		4,022



# Rogers

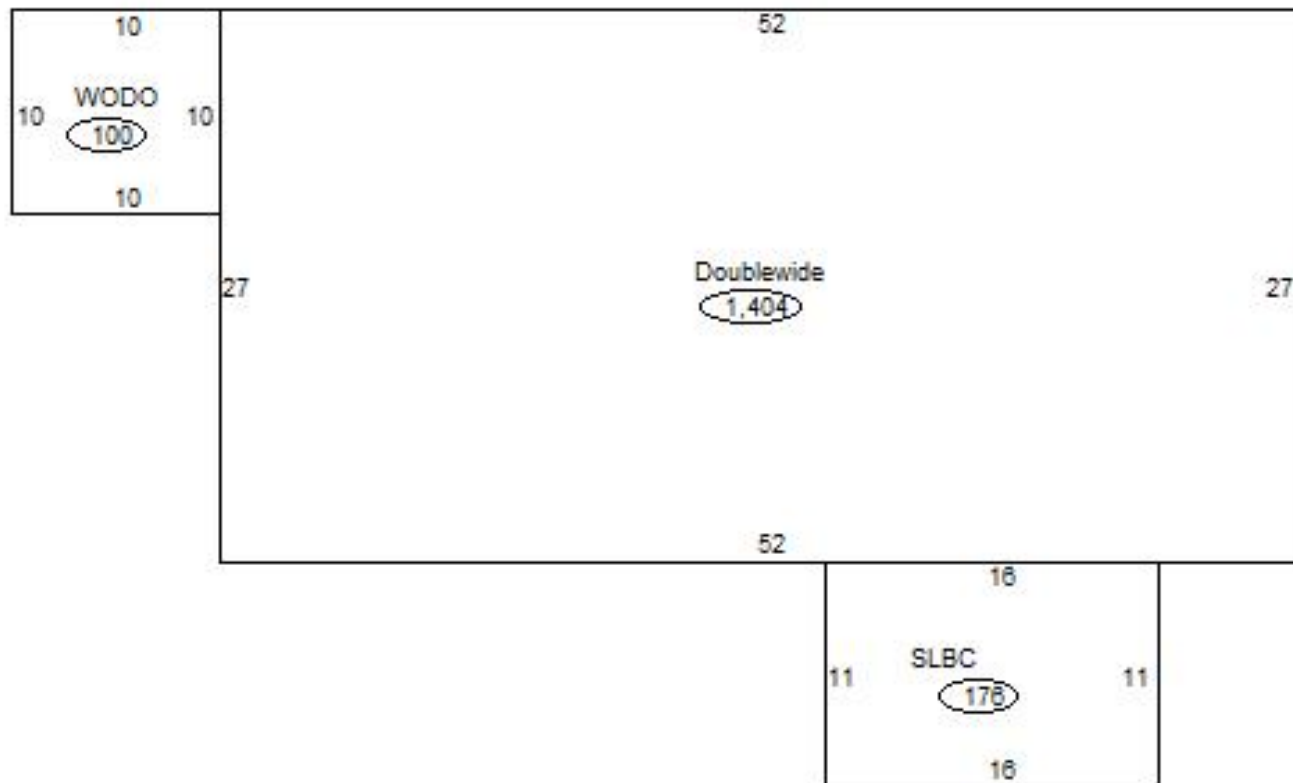
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### Sketch Image

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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	1,404	1.000	1,404
2	M	PRCH		13	SLBC	176	1.000	176
3	M	WODO		13	WODO	100	1.000	100
<b>Total Building Area</b>						1,404		1,404