



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 08:54:37  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660079376 <b>Parcel ID</b> 24N17E-32-3-00000-000-0000 <b>Cadastral ID</b> 32-24-17-00320 <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> 311796 NOLAND, TEDDY L & ANGELA C  6701 S 4200 RD #B CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 06701 S 4200 RD UNIT B <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2 - Acres <b>Sec/Twn/Rng</b> 32 / 24 / 17 / 3 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.51642128 -95.52030728																																																																																																																									
TR IN NW NE SW COMM AT NW/C OF NW NE SW; TH S 00-04-01 E ALG W/L OF NW NE SW 310' TO POB; TH S 00-04-01 E 300'; TH N 89-55 59 E 290. 4'; TH N 00-04-01W 300'; TH S 89-55-59 W 290.4' TO POB					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R11</td> <td>R11-COMPLETION OF RMA</td> <td>01/2009</td> <td>05/2010</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R11	R11-COMPLETION OF RMA	01/2009	05/2010																																																																																																							
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<b>Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE)</b>	
Lot Size	
Lot Count	
Units Buildable	0
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY 0
	0
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	1.0000
Lot Value	



\\tsclient\C\Users\Randy Necessary\Pictures\2020-08-06\IMG\_000; 8/6/2020

<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Frame, Siding, Vinyl 30% Masonry, Brick/Sto
Base/Total Area	1,351 / 1,351
Style	100% One Story
HVAC	100% Floor Furnace 2 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1955 / 53

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	104,207 77.13 Per SqFt

### Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	58,216
Lot Value	
Indicated Value	58,216 43.09 Per SqFt
Agland Value	271
Site Improvements	32,344
Total Value	149,047 110.32 Total Value Per SqFt

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	88.83	Total Misc Impr	+ 13,860
Roofing Adj	+ 3.90	Garage Cost	+ 0
Subfloor Adj	+ 2.25	Total RCN	= 149,271
Heat/Cool Adj	+ 1.62	Depreciation ( 61%)	- 91,055
Plumbing Adj	+ 3.64	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 58,216
Adj Base Cost	= 100.23	Lot Value	+ 0
Total Area	x 1,351	Indicated Value	= 58,216
Adjusted Cost	= 135,411	Value Per SqFt	43.09

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	95518	21x10		210	20.22		4,246
EPSW	ENCLOSED PORCH - SOLID WALL	95519	18x10		180	53.41		9,614



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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	Crawl	13	1 St/Cr	1,351	1.000	1,351
2	M	PRCH		13	SLBC	210	1.000	210
3	M	EPSW		13	EPSW	180	1.000	180
<b>Total Building Area</b>						1,351		1,351



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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 2020	Eff Age 5	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (9% Phys/ % Func)</b>
Base Cost (29.31 x 900)		26,379		26,379	2,374	24,005
	SHDS	Shed - Small	11x10x6	Base	Composition Shingle	110
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>
Base Cost (25.53 x 110)		2,808		2,808	2,808	
	BNGP	Barn - General Purpose	34x22x6	Dirt	Formed Metal	748
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>
Base Cost (21.86 x 748)		16,351		16,351	8,012	8,339



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Lot Data	Primary Image
Lot Size x Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY  Value Model Value Method  Base Lot Value x .00 = Factor Value 0 Adjustments Lot Value	<div style="border: 1px solid black; padding: 5px;"> <b>Image Information</b>            Image ID            Image Date            Name            Description         </div>
<b>Cost Approach</b> Manual Date 01/2025 Total Building Area 280 Total Base Value 36,448 Modifier Value Misc Improvements 1,126 Replacement Cost New 37,574 Phys/Func Depreciation Loss () RCN Less Phys/Func 34,944 Economic Depreciation RCNLD (All Sources) 34,944 Depreciated Improvements Outbuilding Value Total Improvement Value 34,944 Land Value Cost Approach Value 34,944 124.80/SqFt	
<b>Income Approach</b> Potential Gross Income (PGI) Vacancy & Collection Loss Miscellaneous Income Effective Gross Income (EGI)  Total Expenses Net Operating Income (NOI)  Income Capitalization Rate Indicated Value 0.00	





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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
DNC	DENNIS SILT LOAM 3-5% SLO	NTV PST	69			1.564	166	166	259	259
SM	STRIP MINES	TMBR	10			.375	18	18	7	7
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			.062	85	85	5	5
<b>TMBR Totals</b>						2.000			271	271
<b>Total Agland</b>						2.000			271	271