



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660081123 <b>Parcel ID</b> 24N17E-21-1-00000-000-0000 <b>Cadastral ID</b> 21-24-17-00410 <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> 303551 LEACH, LOYD D & JUSTINA L REVOCABLE TRUST  394055 W 4000 DR SKIATOOK OK 74070-0000  <b>Parcel Location</b> <b>Situs</b> 04100 S 4220 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 85 - Acres <b>Sec/Twn/Rng</b> 21 / 24 / 17 / 1 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS					<p>660081123 06/13/24</p> <p>6/18/2024</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.54755659 -95.49308154 E2 SW NE & SE NE & NE NW SE & NW NE SE & W2 NE NE SE																																																																																																																									
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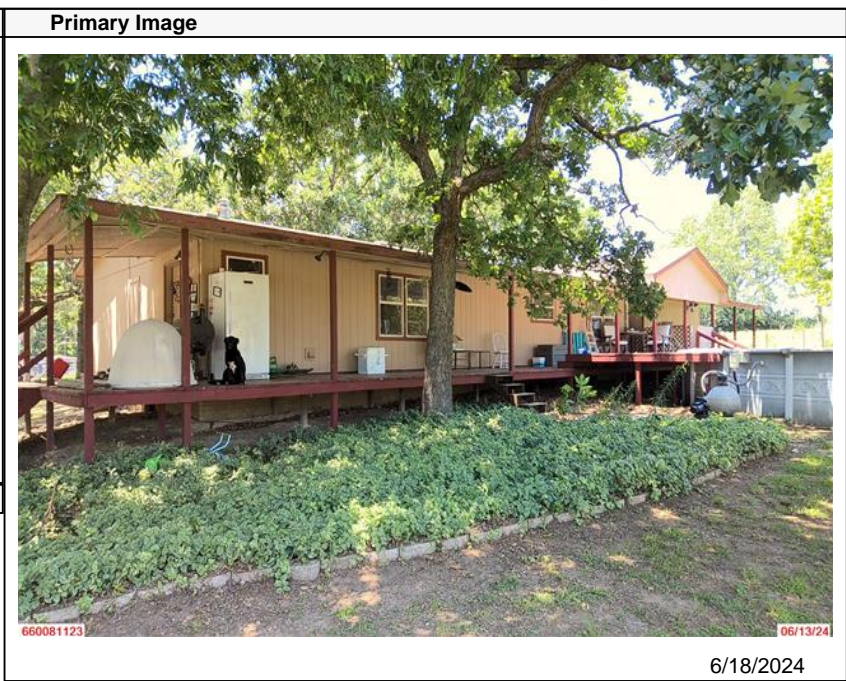
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<b>Lot Data</b> - CHELSEA FOYIL RURAL (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



<b>Residential Data</b>	
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, Wood
Base/Total Area	2,128 / 2,128
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2002 / 24

<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	53.45	Total Misc Impr	+ 0
Roofing Adj	+ 3.47	Garage Cost	+ 0
Subfloor Adj	+ 2.10	Total RCN	= 154,088
Heat/Cool Adj	+ 10.09	Depreciation ( 35%)	- 53,931
Plumbing Adj	+ 3.30	Lump Sums	+ 17,495
Basement Adj	+ 0.00	RCNLD	= 117,652
Adj Base Cost	= 72.41	Lot Value	+ 117,652
Total Area	x 2,128	Indicated Value	= 117,652
Adjusted Cost	= 154,088	Value Per SqFt	55.29

<b>Value Reconciliation</b>	
Selected Approach	Cost Approach
Improvements	117,652
Lot Value	
Indicated Value	117,652
Agland Value	9,720
Site Improvements	46,598
Total Value	173,970
	55.29 Per SqFt
	81.75 Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	97688	752		752	25.85	10%	17,495



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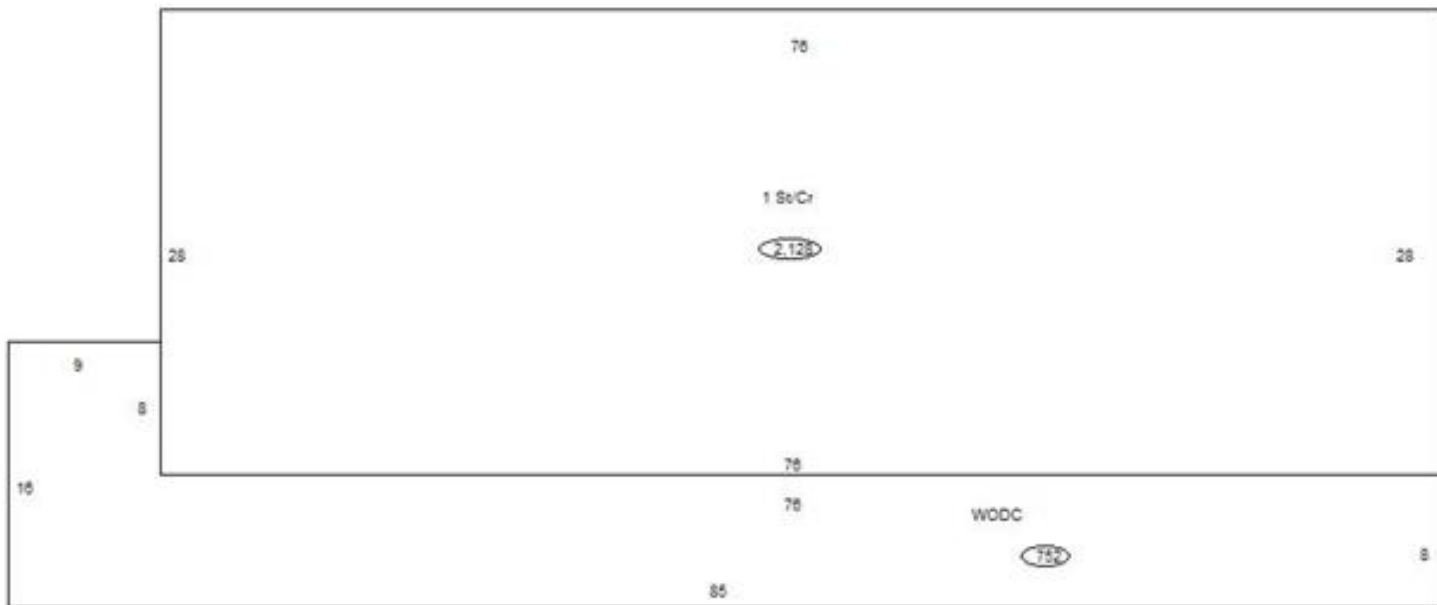
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### Sketch Image

660081123



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	2,128	1.000	2,128
2	M	WODC		10	WODC	752	1.000	752
<b>Total Building Area</b>						2,128		2,128



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	40x30x0	Base		1,200
	Qual 3	Cond 3	Year	Eff Age	1520	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (25.50 x 1,200)	30,600		30,600	30,600
	LF	LOAFING SHED	30x20x0			600
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.26 x 600)	2,556		2,556	2,556
	SHDS	Shed - Small	10x24x0	Base		240
	Qual 3	Cond 3	Year	Eff Age	1520	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (22.20 x 240)	5,328		5,328	4,795
	LNT0	Lean - To	10x24x0	Base		240
	Qual 2	Cond 3	Year	Eff Age	1520	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (7.71 x 240)	1,850		1,850	1,665
	LNT0	Lean - To	10x24x0	Base		240
	Qual 2	Cond 3	Year	Eff Age	1520	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (7.71 x 240)	1,850		1,850	1,665
	SHDS	Shed - Small	16x28x0	Base		448
	Qual 3	Cond 3	Year	Eff Age	1520	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (19.78 x 448)	8,861		8,861	5,317



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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
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			43.000	144	144	6,192	6,192
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35			42.000	84	84	3,528	3,528
<b>NTV PST Totals</b>						85.000			9,720	9,720
<b>Total Agland</b>						85.000			9,720	9,720