



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
<b>Account</b> 660082023 <b>Parcel ID</b> 23N16E-03-1-00000-000-0000 <b>Cadastral ID</b> 03-23-16-00110 <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> 269535 OKLAHOMA TERRITORY INC91840691  2432 E 51ST ST TULSA OK 74105-0000  <b>Parcel Location</b> <b>Situs</b> 07081 S 4170 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.37 - Acres <b>Sec/Twn/Rng</b> 3 / 23 / 16 / 1 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0062 (7).JPG 1/7/2021</p>				
<b>Legal Description</b> Lat/Long: 36.50918292 -95.57952468									
TR BEG SE/C OF NE OF GOV LOT 1 IN 3-23-16; TH W 255'; TH N 294 63' TH N 47.20.17E 216.98'; TH N 63-20-43 E 107.01'; TH S 489.21' TO POB					<b>Building Permits</b>				
					<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>
					R-5	R-5 REMOVE FROM EXEMPT AND ROI	08/2004	01/2005	
<b>Exemptions</b>					<b>Sale History</b>				
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>
					1442/584	U S GOVERNMENT	01/22/2003	0	11
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	95.740	<b>Current Tax</b>
Remove Cap	0	<b>Land Value</b>	168	105	11%	12	<b>Assessed</b>	62,465	5,980.40
Year Frozen	0	<b>Improvements</b>	772,061	567,748		62,453	<b>Penalty</b>	0	
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00
TIF Project ID	0	<b>Total Value</b>	772,229	567,853		62,465	<b>Total Taxable</b>	62,465	5,980.00
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>
2025	2025-660082023	OKLAHOMA TERRITORY INC91840691			71	707,589	0	60,645	5,806.00
2024	2024-660082023	OKLAHOMA TERRITORY INC			71	710,530	0	58,878	5,746.00
2023	2023-660082023	OKLAHOMA TERRITORY INC			71	668,549	0	57,163	5,637.00
2022	2022-660082023	OKLAHOMA TERRITORY INC			71	658,431	0	55,498	5,500.00
2021	2021-660082023	OKLAHOMA TERRITORY INC			71	618,431	0	53,882	5,379.00
2020	2020-660082023	OKLAHOMA TERRITORY INC			71	612,014	0	52,312	5,275.00
2019	2019-660082023	OKLAHOMA TERRITORY INC			71	586,428	0	50,789	5,204.00
2018	2018-660082023	OKLAHOMA TERRITORY INC			71	607,608	0	49,309	5,003.00
2017	2017-660082023	OKLAHOMA TERRITORY INC			71	598,311	0	47,873	4,904.00
2016	2016-660082023	OKLAHOMA TERRITORY INC			71	568,634	0	44,884	4,671.00
2015	2015-660082023	OKLAHOMA TERRITORY INC			71	549,717	0	43,577	4,480.00
2014	2014-660082023	OKLAHOMA TERRITORY INC			71	559,250	0	42,308	4,486.00
2013	2013-660082023	OKLAHOMA TERRITORY INC			71	526,954	0	41,076	4,298.00



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<b>Lot Data</b>	
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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<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,955 / 5,090
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,955
Fixture/RghIn	14 /
Bed/F/H Bath	3 / /
Basement Area	
Garage Type	992 Attached Garage - Finished
Remodel	
Year/Eff Age	2004 / 17

<b>GRM Approach</b>	
GRM Code	
Gross Rent	0.00
Indicated Value	

<b>Multiple Regression</b>	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	922,321 181.20 Per SqFt

<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	99.29	Total Misc Impr	+ 67,255
Roofing Adj	+ 3.65	Garage Cost	+ 62,627
Subfloor Adj	+ -2.49	Total RCN	= 761,195
Heat/Cool Adj	+ 18.08	Depreciation ( 19%)	- 144,627
Plumbing Adj	+ 5.50	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 616,568
Adj Base Cost	= 124.03	Lot Value	+ 616,568
Total Area	x 5,090	Indicated Value	= 616,568
Adjusted Cost	= 631,313	Value Per SqFt	121.13

<b>Value Reconciliation</b>	
Selected Approach	Cost Approach
Improvements	616,568
Lot Value	
Indicated Value	616,568 121.13 Per SqFt
Agland Value	168
Site Improvements	155,493
Total Value	772,229 151.71 Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	8,034.51		8,035
PRCH	SLAB PORCH - COVERED	99829	17x9		153	35.89		5,491
PATO	SLAB PORCH - OPEN	99830	134		134	15.30		2,050
PRCH	SLAB PORCH - COVERED	99831	9x8		72	36.35		2,617
GRAT	Garage - Attached	99833	37x25		925	50.38		46,602
PATO	SLAB PORCH - OPEN	99834	15x11		165	14.91		2,460



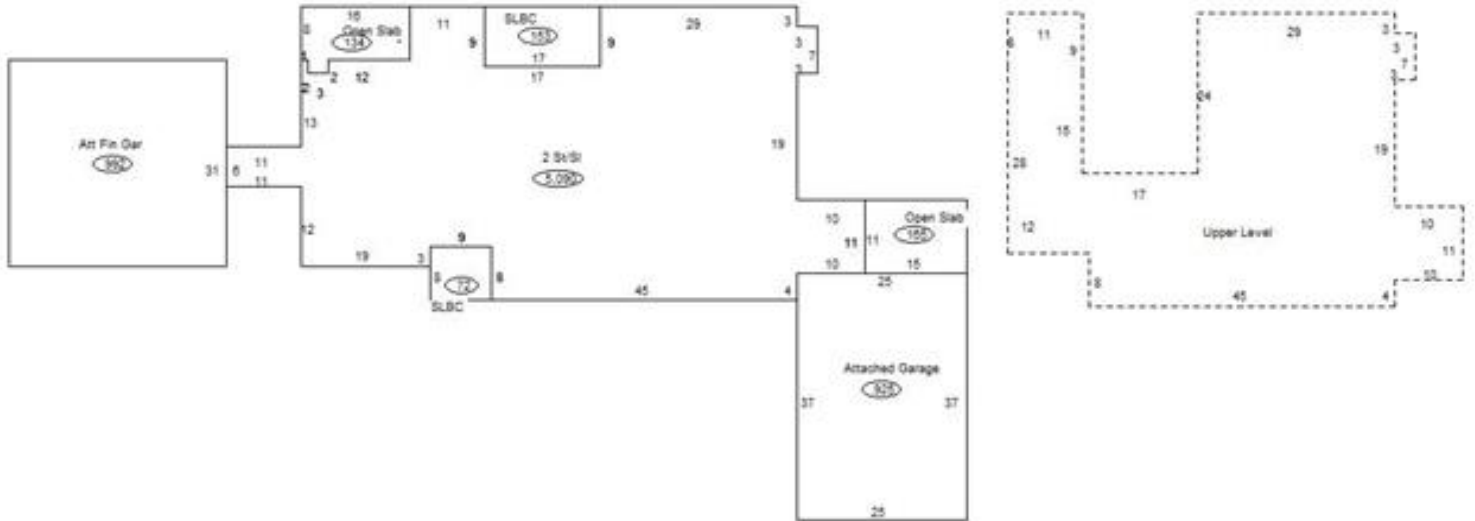
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	20	2 St/SI	2,955	1.723	5,090
2	U	^UL	Overhang	20	Upper Level	2,135	1.000	2,135
3	M	PRCH		20	SLBC	153	1.000	153
4	M	PATO		20	Open Slab	134	1.000	134
5	M	PRCH		20	SLBC	72	1.000	72
6	G	5		20	Att Fin Gar	992	1.000	992
7	G	1		20	Attached Garage	925	1.000	925
8	M	PATO		20	Open Slab	165	1.000	165
<b>Total Building Area</b>						<b>2,955</b>		<b>5,090</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	20x50x12	Concrete	Formed Metal	1,000
	Qual	3	Cond 3	Year 2017	Eff Age 7	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (13% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (32.29 x 1,000)		32,290	32,290	4,198	28,092
	SPLG	Swimming Pool - In Ground	40x16x0	Concrete		640
	Qual	4	Cond 4	Year 2015	Eff Age 7	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (39% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (55.34 x 640)		35,418	35,418	13,813	21,605
	UTIL	SHOP BUILDING	80x50x12	Concrete	Formed Metal	4,000
	Qual	4	Cond 3	Year 2012	Eff Age 11	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (22% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (28.39 x 4,000)		113,560	113,560	24,983	88,577
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25.97 x 120)		3,116	3,116	3,116	
	GRDT	Garage - Detached	24x30x8	Concrete	Composition Shingle	720
	Qual	4	Cond 3	Year 2005	Eff Age 16	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (37.96 x 720)		27,331	27,331	10,112	17,219



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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
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			1.150	108	108	124	124
SO	SOGN SOILS	NTV PST	15			1.220	36	36	44	44
<b>NTV PST Totals</b>						2.370			168	168
<b>Total Agland</b>						2.370			168	168