



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 18:13:20
 Page 1

Assessment Data					Primary Image																																																																																																											
Account 660083040 Parcel ID 23N17E-35-4-00000-000-0000 Cadastral ID 35-23-17-01121 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 337262 RAY, VELDA FAYE & ANGELA B RAMSEY 12892 S 4240 RD CHELSEA OK 74016-0000 Parcel Location Situs 12892 S 4240 RD Subdivision Lot/Block / Parcel Size 3 - Acres Sec/Twn/Rng 35 / 23 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS																																																																																																																
Legal Description Lat/Long: 36.42459501 -95.45415307																																																																																																																
W 187.29' OF E 396' OF S 208.71' OF N2 SE SE SE & N 121.29' OF E 396' OF SE SE SE & S 208.71', E 208.71' N2 SE SE SE					Building Permits																																																																																																											
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Lot Data		Square-Foot - NBHD 4070 #1		Primary Image				
Lot Size				<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-12-10\IMG_001 12/16/2020</p>				
Lot Count	0							
Units Buildable	1							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	127,552.00 x .42 = 53,668							
Factor Value								
Adjustments	1.0000							
Lot Value	53,668							
Residential Data								
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	/							
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
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	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 53,668					
Total Area	x	Indicated Value	= 53,668					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value

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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements			
Lot Value	53,668		
Indicated Value	53,668	0.00	Per SqFt
Agland Value			
Site Improvements	39,643		
Total Value	93,311	0.00	Total Value Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	24x34x16	Concrete	Formed Metal	816
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	
Base Cost (35.43 x 816)		28,911		28,911	4,337	24,574
	UTIL	SHOP BUILDING	24x24x8	Concrete	Formed Metal	576
	Qual	3	Cond 3	Year 2012	Eff Age 11	
	Valuation Summary		Modifier Total	RCN	Depr (22% Phys/ % Func)	
Base Cost (33.54 x 576)		19,319		19,319	4,250	15,069
	PCPT	Carport - Portable	12x20x8	Gravel	Formed Metal	240
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
Base Cost (4.61 x 240)		1,106		1,106	1,106	
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120
	Qual	2	Cond 3	Year 2008	Eff Age 14	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
Base Cost (20.98 x 120)		2,518		2,518	2,518	
	PCPT	Carport - Portable	20x20x8	Dirt	Formed Metal	400
	Qual	3	Cond 3	Year 2005	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
Base Cost (4.61 x 400)		1,844		1,844	1,844	



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Lot Data		-
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
Method		
Base Lot Value		
Factor Value		
Adjustments	1.0000	
Lot Value		



DWMH

7/31/2012

Residential Data	
Type	6 Mobile Home 70 x 28
Condition	3 - Average
Quality	4 - Good
Architecture	2DW EXCP DWIDE MH - GOOD
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,960 / 1,960
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	1996 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	235,920	120.37	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	76.99	Total Misc Impr	+ 0
Roofing Adj	+ 3.47	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 178,576
Heat/Cool Adj	+ 3.08	Depreciation (57%)	- 101,788
Plumbing Adj	+ 7.57	Lump Sums	+ 11,357
Basement Adj	+ 0.00	RCNLD	= 88,145
Adj Base Cost	= 91.11	Lot Value	+ 88,145
Total Area	x 1,960	Indicated Value	= 88,145
Adjusted Cost	= 178,576	Value Per SqFt	44.97

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	88,145		
Lot Value			
Indicated Value	88,145	44.97	Per SqFt
Agland Value			
Site Improvements			
Total Value	88,145	44.97	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2013	1	0.00	
WODO	WOOD DECK - OPEN	148085	10x8			80	35.23	60% 1,127
WODC	WOOD DECK - COVERED	148559	28x8			224	45.67	10,230



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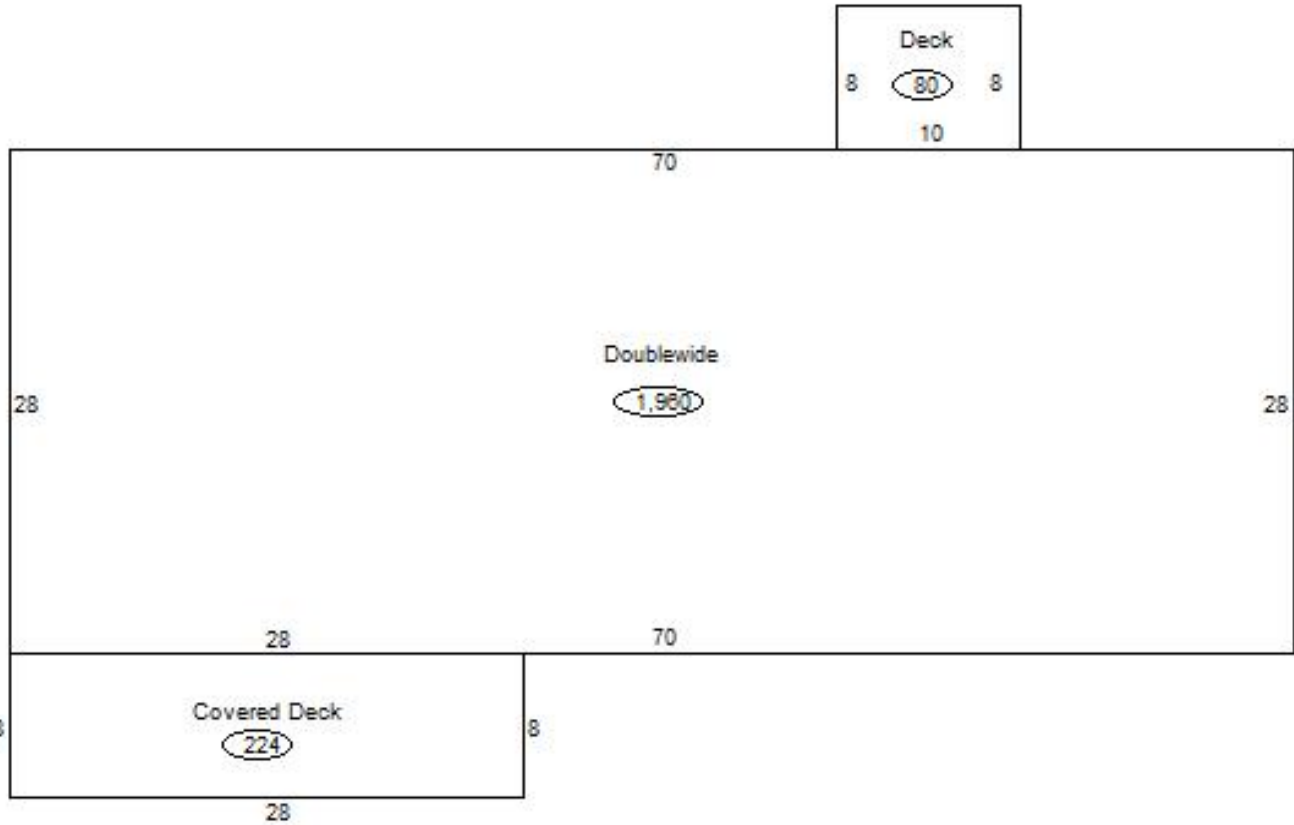
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Sketch Image

660083040



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		13	Doublewide	1,960	1.000	1,960
2	M	WODO		13	WODO	80	1.000	80
3	M	WODC		13	WODC	224	1.000	224
Total Building Area						1,960		1,960