



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 05:50:22
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Assessment Data					Primary Image																																																																																																											
Account 660084358 Parcel ID 23N17E-16-2-00000-000-0000 Cadastral ID 16-23-17-00710 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 344361 CUMMINGS, JESSE A & KENDALL B 9101 S 4210 RD CHELSEA OK 74016-2266 Parcel Location Situs 09101 S 4210 RD Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 16 / 23 / 17 / 2 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p style="text-align: right; color: orange;">09/08/2020 13:16</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-09-08\IMG_002: 9/9/2020</p>																																																																																																											
Legal Description Lat/Long: 36.47945647 -95.50522352																																																																																																																
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Units Buildable - 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	



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Vinyl
Base/Total Area	2,066 / 2,066
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,066
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	832 Attached Garage - Finished
Remodel	
Year/Eff Age	2000 / 16

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	100.73	Total Misc Impr	+	21,771
Roofing Adj	+ 4.48	Garage Cost	+	30,446
Subfloor Adj	+ -2.38	Total RCN	=	305,467
Heat/Cool Adj	+ 12.39	Depreciation (17%)	-	51,929
Plumbing Adj	+ 7.36	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	253,538
Adj Base Cost	= 122.58	Lot Value	+	
Total Area	x 2,066	Indicated Value	=	253,538
Adjusted Cost	= 253,250	Value Per SqFt		122.72

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	253,538		
Lot Value			
Indicated Value	253,538	122.72	Per SqFt
Agland Value	6,720		
Site Improvements	45,721		
Total Value	305,979	148.10	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	102789	18x12		216	25.73		5,558
PRCH	SLAB PORCH - COVERED	102790	26x10		260	25.59		6,653
PATO	SLAB PORCH - OPEN	102791	1134		1,134	8.43		9,560



Rogers

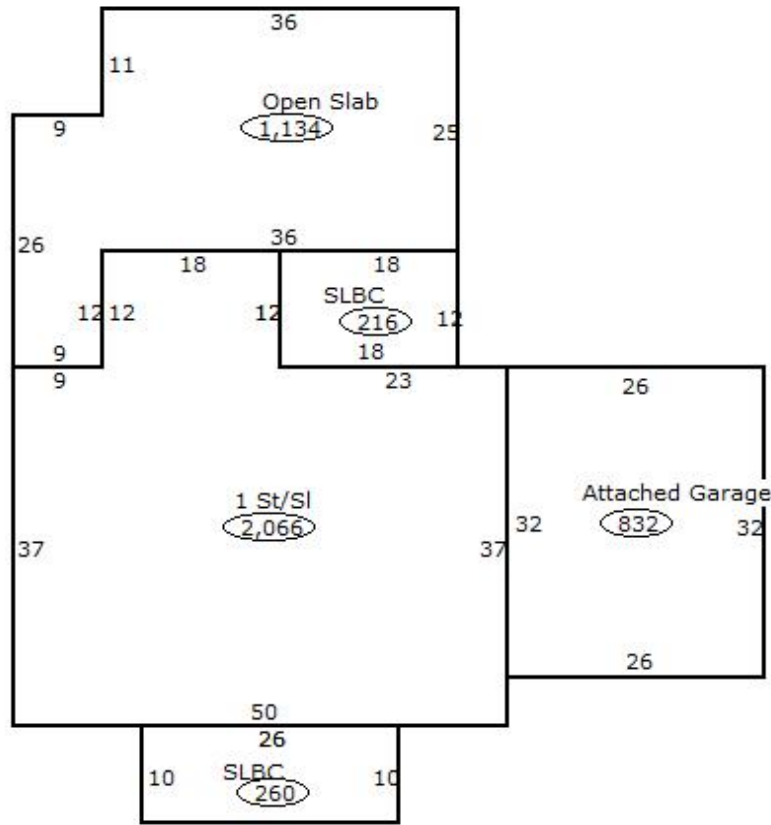
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Sketch Image

660084358



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/SI	2,066	1.000	2,066
2	G	1		20	Attached Garage	832	1.000	832
3	M	PRCH		20	SLBC	216	1.000	216
4	M	PRCH		20	SLBC	260	1.000	260
5	M	PATO		20	Open Slab	1,134	1.000	1,134
Total Building Area						2,066		2,066



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	HAYS	Hay Shed Open Sides	48x80x12	Dirt	Formed Metal	3,840
	Qual 3	Cond 3	Year 2021	Eff Age 4		
	Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD
	Base Cost (7.26 x 3,840)		27,878		27,878	3,903
						23,975
	LOAF	LOAFING SHED	12x20x8	Dirt	Formed Metal	240
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ 0% Func)	RCNLD
	Base Cost (7.12 x 240)		1,709		1,709	1,709
	SHDS	SHED	14x30x8	Plank	Formed Metal	420
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (21.08 x 420)		8,854		8,854	4,073
						4,781
	SHDS	SHED	8x10x6	Plank	Formed Metal	80
	Qual 2	Cond 2	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (25.80 x 80)		2,064		2,064	2,064
	SHDS	SHED	8x12x6	Plank	Formed Metal	96
	Qual 2	Cond 2	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (23.44 x 96)		2,250		2,250	2,250
	BNGP	BARN	40x40x10	Dirt	Formed Metal	1,600
	Qual 3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (20.79 x 1,600)		33,264		33,264	16,299
						16,965



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Agland Inventory

660084358

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			40.000	168	168	6,720	6,720
IMP PST Totals						40.000			6,720	6,720
Total Agland						40.000			6,720	6,720