



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 08:17:58
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660086568 Parcel ID 23N17E-09-1-00000-000-0000 Cadastral ID 09-23-17-00310 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 348704 WATKINS, RHONDA G & CHARLES JOE WATKINS & WESTIN K HARMON-WATKINS 8468 S 4220 RD CHELSEA OK 74016-0000																																																																																																																									
Parcel Location Situs 08468 S 4220 RD Subdivision Lot/Block / Parcel Size 55.5 - Acres Sec/Twn/Rng 9 / 23 / 17 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.49012904 -95.49513406 N 200' OF THE S 384' OF THE E 435.60' OF THE SE/4 SE/4 NE/4 AND S/2 S/2 NE/4 LESS E 435.60 THEREOF AND W/2 N/2 S/2 NE/4					Building Permits <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>R7</td> <td>R7 NEW IMP.</td> <td>01/2006</td> <td>01/2007</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R7	R7 NEW IMP.	01/2006	01/2007																																																																																																							
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Rogers

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Date 04/17/2026
 Time 08:17:58
 Page 2

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	



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	/

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	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	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	7,872
Site Improvements	40,793
Total Value	48,665 0.00 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 08:17:58
 Page 3

660086568

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	30x40x8	Concrete	Formed Metal	1,200	
	Qual	3	Cond 3	Year 2016	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
	Base Cost (29.51 x 1,200)		35,412		35,412	5,312	30,100
	SHDS	Shed - Small	24x12x8	Plank	Galvanized Metal	256	
	Qual	3	Cond 3	Year 2016	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
	Base Cost (23.05 x 256)		5,901		5,901	2,183	3,718
	SHDS	Shed - Small	12x8x8	Plank	Galvanized Metal	96	
	Qual	3	Cond 3	Year 2016	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
	Base Cost (30.34 x 96)		2,913		2,913	1,078	1,835
	SHDS	Shed - Small	24x12x8	Plank	Galvanized Metal	288	
	Qual	3	Cond 3	Year 2016	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
	Base Cost (23.32 x 288)		6,716		6,716	2,485	4,231
	WODC	Wood Deck - Covered	8x4x8	Plank	Galvanized Metal	32	
	Qual	3	Cond 3	Year 2016	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)		RCNLD
	Base Cost (50.73 x 32)		1,623		1,623	714	909



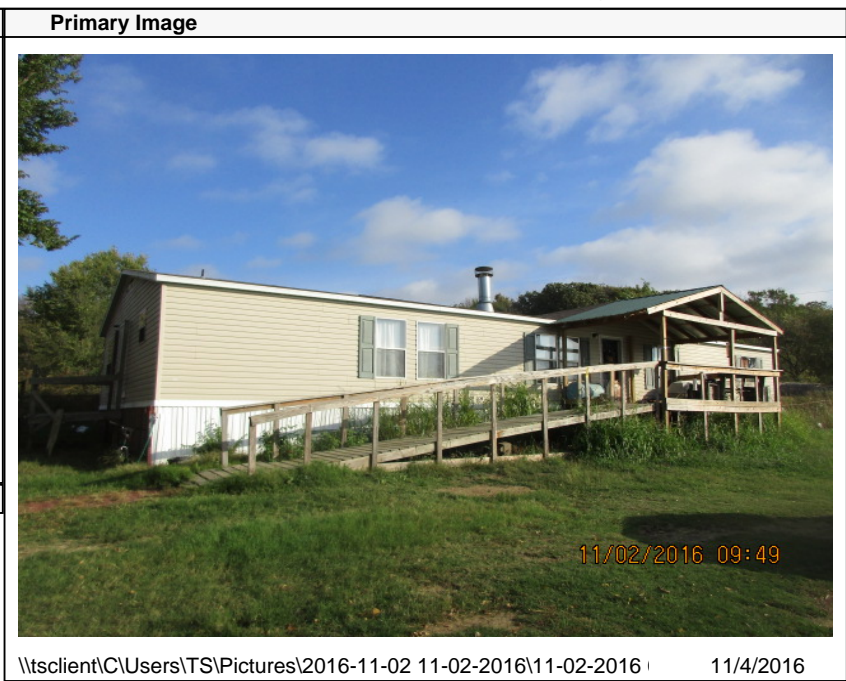
Rogers

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Date 04/17/2026
 Time 08:17:59
 Page 4

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



Residential Data	
Type	6 Mobile Home 68 x 30
Condition	3 - Average
Quality	3 - Average
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,040 / 2,040
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air 1 Wall Air Conditioner
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	2006 / 15

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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	31.63	Total Misc Impr	+ 0
Roofing Adj	+ 2.42	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 84,130
Heat/Cool Adj	+ 2.08	Depreciation (46%)	- 38,700
Plumbing Adj	+ 5.12	Lump Sums	+ 16,175
Basement Adj	+ 0.00	RCNLD	= 61,605
Adj Base Cost	= 41.24	Lot Value	+ 0
Total Area	x 2,040	Indicated Value	= 61,605
Adjusted Cost	= 84,130	Value Per SqFt	30.20

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	61,605
Lot Value	
Indicated Value	61,605
Agland Value	30.20 Per SqFt
Site Improvements	
Total Value	61,605
	30.20 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	132092	18x10		180	40.33		7,259
WODC	WOOD DECK - COVERED	147689	30x10		300	29.72		8,916



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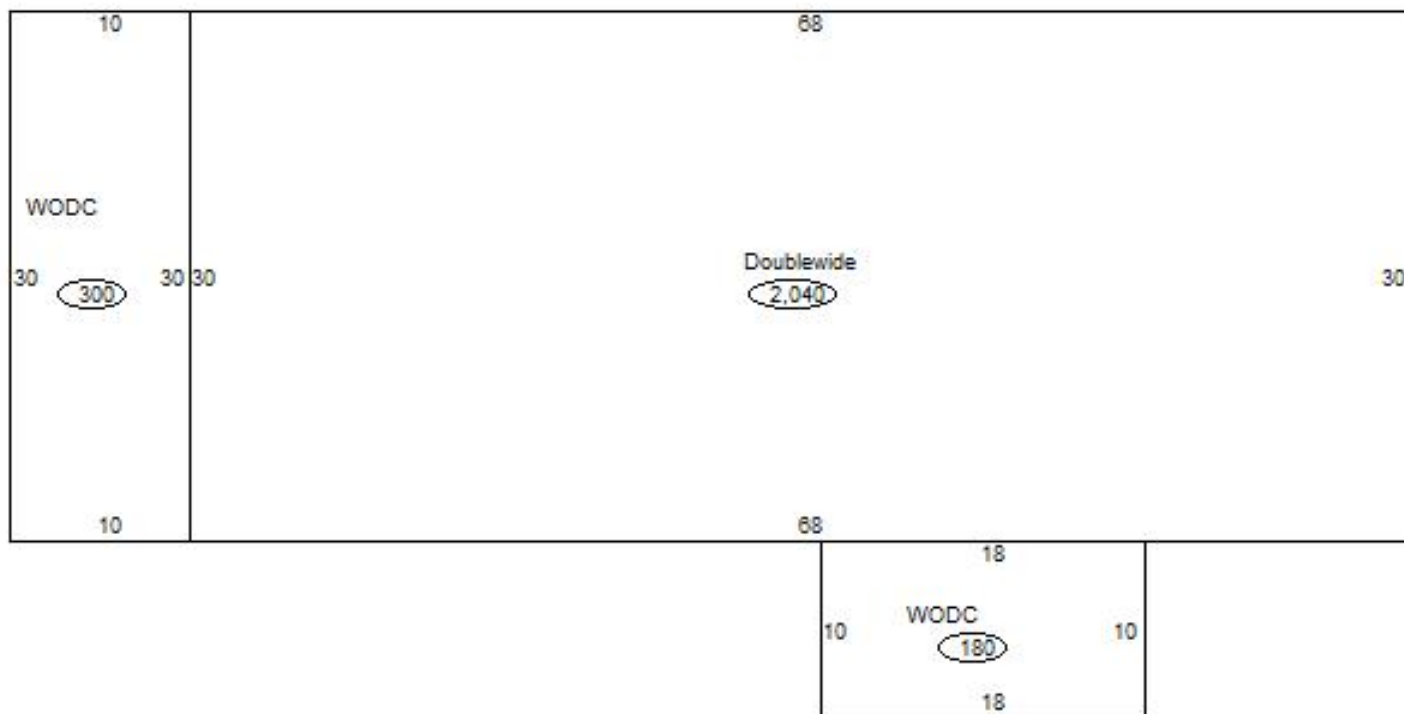
Date 04/17/2026

Time 08:17:59

Page 5

Sketch Image

660086568



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		13	Doublewide	2,040	1.000	2,040
2	M	WODC		13	WODC	180	1.000	180
3	M	WODC		13	WODC	300	1.000	300
Total Building Area						2,040		2,040



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Time 08:17:59
Page 6

Agland Inventory

660086568

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			53.500	144	144	7,704	7,704
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35		0	2.000	84	84	168	168
NTV PST Totals						55.500			7,872	7,872
Total Agland						55.500			7,872	7,872