



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660086742 Parcel ID 23N17E-16-2-00000-000-0000 Cadastral ID 16-23-17-00720 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 277617 HAYES, CHARLES A III & KACY D 9301 S 4210 RD CHELSEA OK 74016-0000 Parcel Location Situs 09301 S 4210 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 16 / 23 / 17 / 2 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.47462518 -95.50408493 S 440' SW/4 NW/4 AND S 440' W/2 SE/4 NW/4																																																																																																																									
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Lot Data	Primary Image
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	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,067 / 2,067
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,067
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	541 Attached Garage - Finished
Remodel	
Year/Eff Age	2010 / 10

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	104.56	Total Misc Impr	+ 18,330				
Roofing Adj	+ 4.57	Garage Cost	+ 20,815				
Subfloor Adj	+ -2.15	Total RCN	= 301,075				
Heat/Cool Adj	+ 12.39	Depreciation (10%)	- 30,108				
Plumbing Adj	+ 7.36	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 270,967				
Adj Base Cost	= 126.72	Lot Value	+ 270,967				
Total Area	x 2,067	Indicated Value	= 270,967				
Adjusted Cost	= 261,930	Value Per SqFt	131.09				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	270,967		
Lot Value			
Indicated Value	270,967	131.09	Per SqFt
Agland Value	2,880		
Site Improvements	37,459		
Total Value	311,306	150.61	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	105559	384		384	25.22		9,684
PATO	SLAB PORCH - OPEN	105560	6x6		36	11.25		405
PATO	SLAB PORCH - OPEN	105561	6x5		30	11.25		338
PATO	SLAB PORCH - OPEN	147605	458		458	8.43		3,861
PRCH	SLAB PORCH - COVERED	147606	26x6		156	25.91		4,042



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	18x20x8	Dirt	Formed Metal	360
Qual	3	Cond 3	Year 2021	Eff Age 4		
Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)		RCNLD
Base Cost (15.49 x 360)		5,576		5,576 1,059		4,517
	PCPT	CARPORT PORTABLE	18x20x10	Dirt	Formed Metal	360
Qual	3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (4.95 x 360)		1,782		1,782 1,782		
	PCPT	Carport - Portable	18x20x10	Dirt	Formed Metal	360
Qual	3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (4.95 x 360)		1,782		1,782 1,782		
	PCPT	Carport - Portable	18x20x10	Dirt	Formed Metal	360
Qual	3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (4.95 x 360)		1,782		1,782 1,782		
	LOAF	LOAFING SHED	20x35x8	Dirt	Galvanized Metal	700
Qual	3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)		RCNLD
Base Cost (6.64 x 700)		4,648		4,648 2,138		2,510
	LOAF	LOAFING SHED	20x35x8	Dirt	Galvanized Metal	700
Qual	3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)		RCNLD
Base Cost (6.64 x 700)		4,648		4,648 2,138		2,510
	LOAF	LOAFING SHED	20x35x8	Dirt	Galvanized Metal	700
Qual	3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)		RCNLD
Base Cost (6.64 x 700)		4,648		4,648 2,138		2,510



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x24x6	Plank	Formed Metal	288
	Qual	3.5	Cond 3	Year 2010	Eff Age 12	

Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (23.11 x 288)	6,656		6,656	3,594



BNGP	BARN	30x50x10	Dirt	Formed Metal	1,500
Qual	3	Cond 3	Year 2008	Eff Age 14	

Valuation Summary	Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
Base Cost (21.08 x 1,500)	31,620		31,620	21,818



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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		0	20.000	144	144	2,880	2,880
NTV PST Totals						20.000			2,880	2,880
Total Agland						20.000			2,880	2,880