



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 660087997 Parcel ID 23N17E-23-1-00000-000-0000 Cadastral ID 23-23-17-00210 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 303272 MILLER, GARY PRESTON 10450 S 4240 RD CHELSEA OK 74016-0000 Parcel Location Situs 10450 S 4240 RD Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 23 / 23 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.46315557 -95.45585782																																																																																																																									
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Units Buildable - FOYIL SEQUOYAH AREA (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	



\\tsclient\C\Users\Randy Necessary\Pictures\2020-10-01\IMG_006: 10/7/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,855 / 1,855
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2014 / 9

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	103.52	Total Misc Impr	+ 3,186
Roofing Adj	+ 4.52	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 242,555
Heat/Cool Adj	+ 12.64	Depreciation (9%)	- 21,830
Plumbing Adj	+ 8.36	Lump Sums	+ 3,902
Basement Adj	+ 0.00	RCNLD	= 224,627
Adj Base Cost	= 129.04	Lot Value	+
Total Area	x 1,855	Indicated Value	= 224,627
Adjusted Cost	= 239,369	Value Per SqFt	121.09

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	224,627		
Lot Value			
Indicated Value	224,627	121.09	Per SqFt
Agland Value	8,025		
Site Improvements	23,435		
Total Value	256,087	138.05	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	121623	12x10		120	26.55		3,186
WODO	WOOD DECK - OPEN	121624	18x10		180	23.06	6%	3,902



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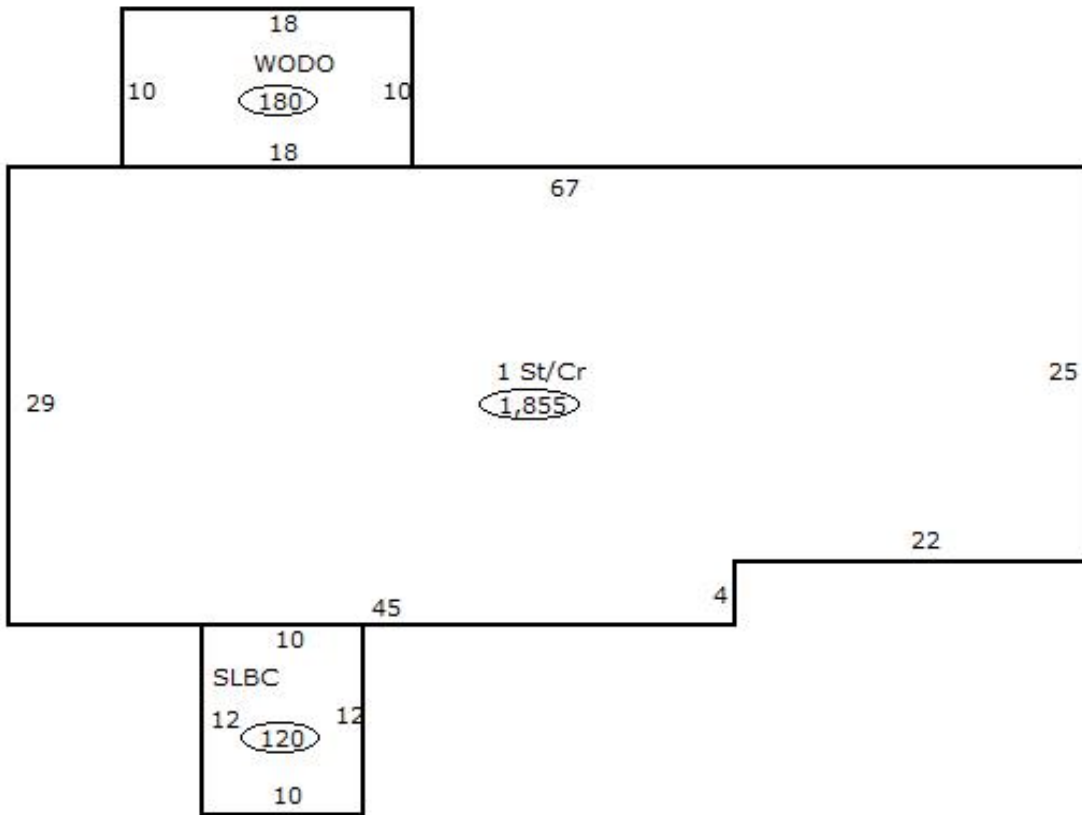
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,855	1.000	1,855
2	M	PRCH		13	SLBC	120	1.000	120
3	M	WODO		13	WODO	180	1.000	180
Total Building Area						1,855		1,855



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP BARN		50x30x12	Dirt	Composition Shingle	1,500
	Qual 2	Cond 2	Year 2015	Eff Age 11		
Valuation Summary		Modifier Total		RCN	Depr (22% Phys/ % Func)	RCNLD
Base Cost (20.03 x 1,500)		30,045		30,045	6,610	23,435



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Lot Data	Primary Image	
Lot Size x Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Value Model Value Method Base Lot Value x .00 = Factor Value 0 Adjustments Lot Value		
Cost Approach		
Manual Date 01/2025 Total Building Area 2,660 Total Base Value 96,725 Modifier Value Misc Improvements Replacement Cost New 96,725 Phys/Func Depreciation Loss () RCN Less Phys/Func 87,740 Economic Depreciation RCNLD (All Sources) 87,740 Depreciated Improvements Outbuilding Value Total Improvement Value 87,740 Land Value Cost Approach Value 87,740 32.98/SqFt	Image Information Image ID 945196 Image Date 11/10/2020 Name IMG_0002.JPG Description OMMA	
Income Approach	Value Reconciliation	
Potential Gross Income (PGI) Vacancy & Collection Loss Miscellaneous Income Effective Gross Income (EGI) Total Expenses Net Operating Income (NOI) Income Capitalization Rate Indicated Value 0.00	Selected Valuation Method Cost Approach Total Improvement Value 224,627 Land Value Total Appraised Value 87,740 32.98/SqFt	



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Account 660087997
Parcel ID 23N17E-23-1-00000-000-0000
Cadastral ID 23-23-17-00210

Tax Area Code 71
Property Class RA
Owners Name MILLER, GARY PRESTON

Building Data

Building ID 4718
Building Sequence 1
Occupancy 1 470 Equipment (Shop) Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,700
Average Perimeter 168
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2020
Effective Age 3
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 21.01
Wall Cost 2.87
HVAC Cost 14.41
Basement Cost 0.00
Total Base Cost 38.29
Total Area 1,700
Base RCN 65,093
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 65,093
Physical Depreciation 7%
Functional Depreciation
Total Depreciation 7% (4,557)
Total RCNLD 60,536
Lump Sums
Total Building Value 60,536 \$ 35.61 Per SqFt



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Parcel ID 23N17E-23-1-00000-000-0000
Cadastral ID 23-23-17-00210

Tax Area Code 71
Property Class RA
Owners Name MILLER, GARY PRESTON

Building Data

Building ID 4719
Building Sequence 2
Occupancy 1 470 Equipment (Shop) Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 960
Average Perimeter 13
Number Of Storys 10.00
Average Wall Ht 10.00
Year Built 2020
Effective Age 4
Construction Class 7 - Pre-Engineered Steel Frame
Quality 1 - Low
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Flat
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0003.JPG
Image Date 11/10/2020
Image Name IMG_0003.JPG
Description OMMA

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 18.89
Wall Cost 2.58
HVAC Cost 11.48
Basement Cost 0.00
Total Base Cost 32.95
Total Area 960
Base RCN 31,632
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 31,632
Physical Depreciation 14%
Functional Depreciation
Total Depreciation 14% (4,428)
Total RCNLD 27,204
Lump Sums
Total Building Value 27,204 \$ 28.34 Per SqFt



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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
HLC	HECTOR-LINKER FINE SANDY	TMBR	35	0		10.000	63	63	630	630
HLC	HECTOR-LINKER FINE SANDY	TMBR	35	0		4.000	63	63	252	252
HLC	HECTOR-LINKER FINE SANDY	TMBR	35	0		21.000	63	63	1,323	1,323
TMBR Totals						35.000			2,205	2,205
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59	0		4.000	142	142	566	566
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80	0		6.000	192	192	1,152	1,152
NTV PST Totals						10.000			1,718	1,718
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51	0		15.000	143	143	2,142	2,142
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35	0		20.000	98	98	1,960	1,960
IMP PST Totals						35.000			4,102	4,102
Total Agland						80.000			8,025	8,025