



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:24:09
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660094375 Parcel ID 23N17E-22-3-00000-000-0001 Cadastral ID 22-23-17-00431 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 338203 QUIROZ, KOITH & JOSEFINA CYNTHIA VANDIVER 15501 S 560 RD FAIRLAND OK 74343-0000 Parcel Location Situs 19501 E 390 RD Subdivision Lot/Block / Parcel Size 2 - Acres Sec/Twn/Rng 22 / 23 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS					<p>660094375_001.JPG 2/22/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.45299145 -95.48080847 S 528' E 165' E2 E2 SE SW,																																																																																																																									
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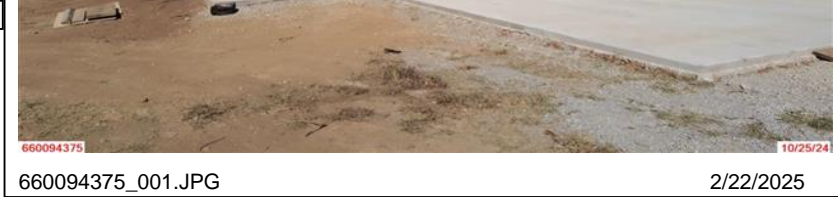
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Date 04/18/2026
 Time 08:24:10
 Page 2

Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	3,144 / 3,144
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	3,144
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	256 Built-In Garage
Remodel	
Year/Eff Age	2023 /



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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	92.73	Total Misc Impr	+ 27,580				
Roofing Adj	+ 5.61	Garage Cost	+ 10,476				
Subfloor Adj	+ -3.09	Total RCN	= 396,158				
Heat/Cool Adj	+ 14.47	Depreciation (0%)	- 0				
Plumbing Adj	+ 4.18	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 396,158				
Adj Base Cost	= 113.90	Lot Value	+ 396,158				
Total Area	x 3,144	Indicated Value	= 396,158				
Adjusted Cost	= 358,102	Value Per SqFt	126.00				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	396,158		
Lot Value			
Indicated Value	396,158	126.00	Per SqFt
Agland Value	448		
Site Improvements	1,000		
Total Value	397,606	126.47	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Patio - Open	168487	74x8		592	9.69		5,736
PATO	Patio - Open	168488	50x6		300	9.99		2,997
PATO	Patio - Open	168489	74x10		740	9.69		7,171
PATO	Patio - Open	168490	1205		1,205	9.69		11,676



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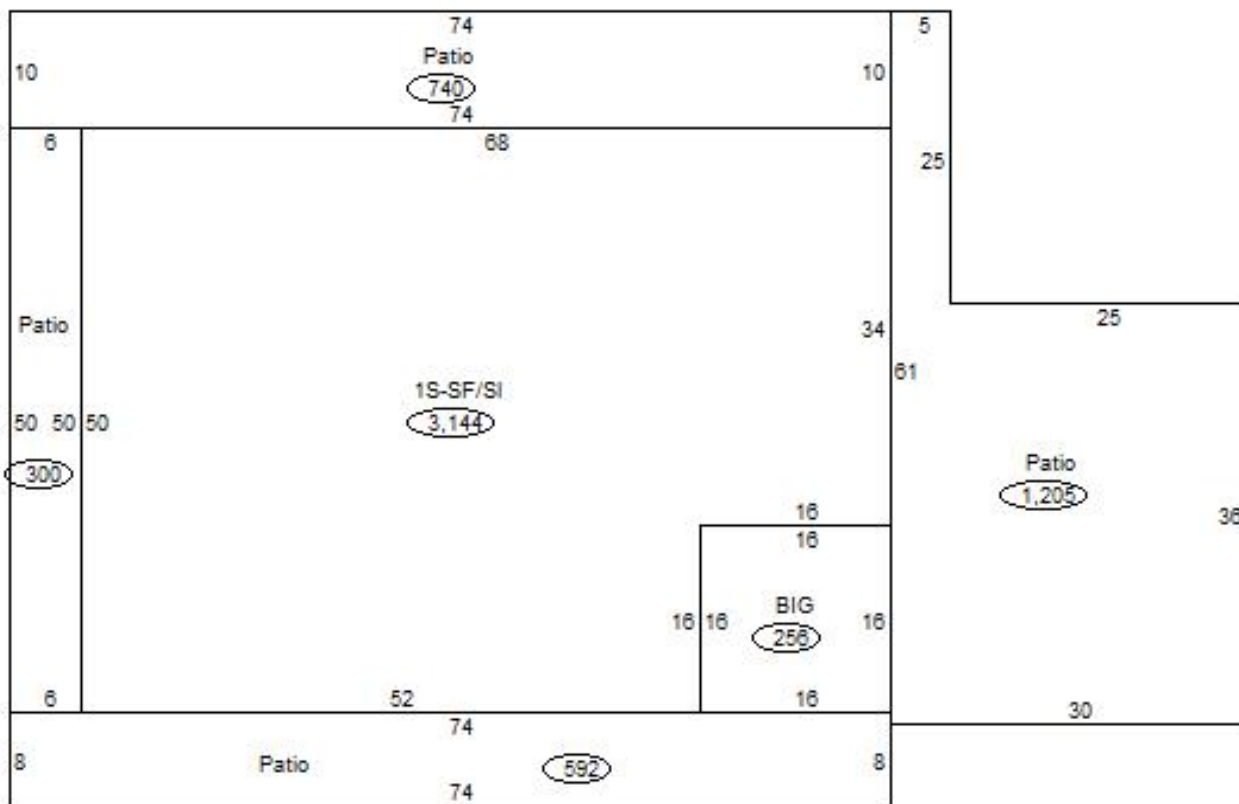
Date 04/18/2026

Time 08:24:10

Page 3

Sketch Image

660094375



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	3,144	1.000	3,144
2	G	8		20	BIG	256	1.000	256
3	M	PATO		20	Patio	592	1.000	592
4	M	PATO		20	Patio	300	1.000	300
5	M	PATO		20	Patio	740	1.000	740
6	M	PATO		20	Patio	1,205	1.000	1,205
Total Building Area						3,144		3,144



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Page 4

660094375

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHIP	Shipping/Storage Container	8x20x8			160	
	Qual	0	Cond	Year	0	Eff Age	0

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ 0% Func)	RCNLD
Base Cost (6.25 x 160)	1,000		1,000	1,000



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Time 08:24:10
Page 5

Agland Inventory

660094375

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			2.000	224	224	448	448
IMP PST Totals						2.000			448	448
Total Agland						2.000			448	448