



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:33:35  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660095721 <b>Parcel ID</b> 23N17E-35-3-00000-000-0001 <b>Cadastral ID</b> 35-23-17-04810 <b>Property Type</b> REAL - Real Property <b>Property Class</b> CNTR VI Area 2 <b>Tax Area</b> 71 - CHELSEA RURAL/FOYIL FIRE <b>Name ID</b> 89044 HOUSING AUTHORITY OF THE  CHEROKEE NATION OF OKLAHOMA PO BOX 1007 TAHLEQUAH OK 74465-0000  <b>Parcel Location</b> <b>Situs</b> 20257 E 410 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1 - Acres <b>Sec/Twn/Rng</b> 35 / 23 / 17 / 3 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.42489863 -95.46622767 COMM SE/C SW; N89-51-43W ALG S/L 1202.34; N00-08-17E 498.34' TO POB; N00-18-50W 208.71'; N89-41-10E 208.71' TO E/LW2 W2 E2 SW; S00-18-50E ALG E/L 208.71'; S89-41-10W 208.71' TO POB.																																																																																																																									
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Date 04/18/2026  
Time 08:33:35  
Page 2

### Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)

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 1 Single Family Residence  
Condition 3 - Average  
Quality 2.5 - Fair  
Architecture TRAD TRADITIONAL  
Style 100% One Story  
Exterior Wall 100% Veneer, Masonry  
Base/Total Area 1,377 / 1,377  
Style 100% One Story  
HVAC 100% Warmed & Cooled Air  
Roof Cover 1 Composition Shingle  
Area on Slab 1,377  
Fixture/RghIn 7 /  
Bed/F/H Bath 3 / 1.0 / 1.0  
Basement Area  
Garage Type  
Remodel  
Year/Eff Age 2015 / 8

### Cost Approach

Manual : 01/2025

Base Cost	101.94	Total Misc Impr	+	13,639
Roofing Adj	+ 4.32	Garage Cost	+	
Subfloor Adj	+ -1.15	Total RCN	=	183,396
Heat/Cool Adj	+ 11.47	Depreciation ( 9%)	-	16,506
Plumbing Adj	+ 6.70	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	166,890
Adj Base Cost	= 123.28	Lot Value	+	
Total Area	x 1,377	Indicated Value	=	166,890
Adjusted Cost	= 169,757	Value Per SqFt		121.20

### Primary Image



\\tsclient\C\Users\Randy Necessary\Pictures\2020-12-09\IMG\_002; 12/15/2020

### GRM Approach

GRM Code  
Gross Rent 0.00  
Indicated Value

### Multiple Regression

MRA Code  
Adusted R  
Indicated Value

### Direct Comparables

Selection Model 1 Res  
Adjustment Model A2 AO Test  
Comparables  
Indicated Value

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	166,890		
Lot Value		121.20	Per SqFt
Indicated Value	166,890		
Agland Value	122		
Site Improvements			
Total Value	167,012	121.29	Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	124578	15x4		60	24.08		1,445
PATO	SLAB PORCH - OPEN	148099	920		920	8.13		7,480
FPPF	Fireplace - Prefabricated		1		1	4,713.56		4,714



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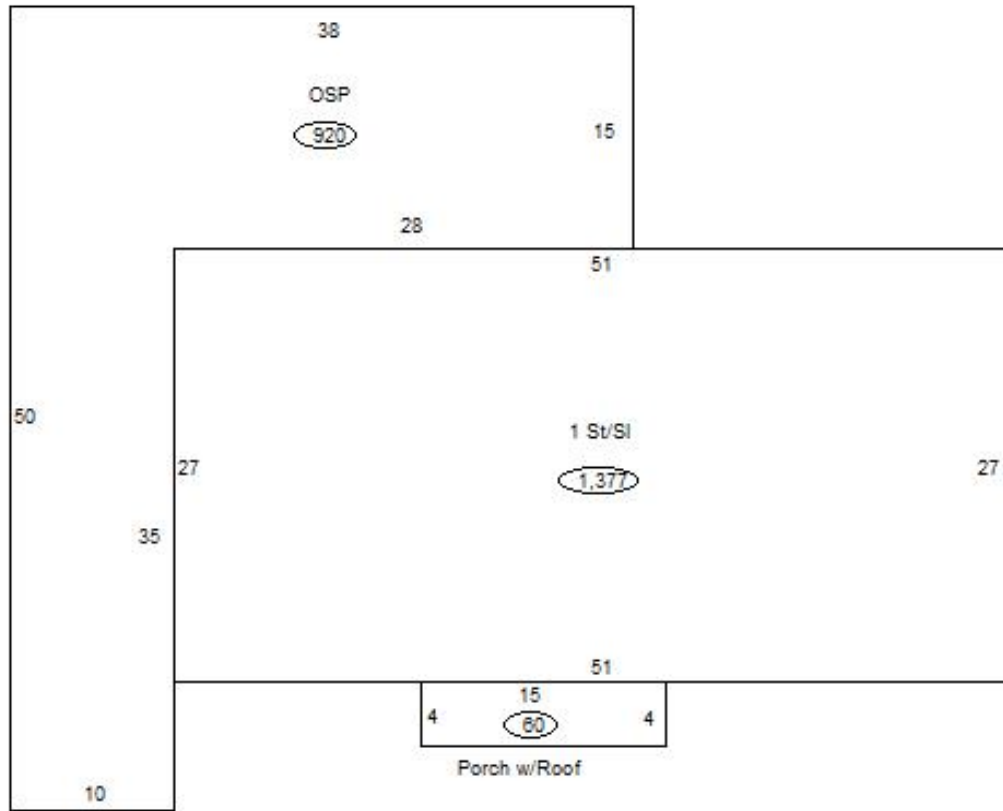
Date 04/18/2026

Time 08:33:35

Page 3

### Sketch Image

660095721



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,377	1.000	1,377
2	M	PRCH		13	SLBC	60	1.000	60
3	M	PATO		13	Open Slab	920	1.000	920
<b>Total Building Area</b>						1,377		1,377



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Time 08:33:35  
Page 4

660095721

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x8	Plank	Composition Shingle	80
	Qual	3	Cond 3	Year	2018	Eff Age 6
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (29.68 x 80)		2,374		2,374	2,374	2,374



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Date 04/18/2026  
Time 08:33:35  
Page 5

### Agland Inventory

660095721

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			1.000	122	122	122	122
<b>NTV PST Totals</b>						1.000			122	122
<b>Total Agland</b>						1.000			122	122