



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:46:36
Page 1

Assessment Data					Primary Image																																																																																																												
Account 660096444 Parcel ID 24N17E-26-1-00000-000-0001 Cadastral ID 26-24-17-01041 Property Type REAL - Real Property Property Class CNTR VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 89044 HOUSING AUTHORITY OF THE CHEROKEE NATION OF OKLAHOMA PO BOX 1007 TAHLEQUAH OK 74465-0000 Parcel Location Situs 05290 S 4240 RD Subdivision Lot/Block / Parcel Size 1 - Acres Sec/Twn/Rng 26 / 24 / 17 / 1 Neighborhood 4060 - CHELSEA School District S003 - CHELSEA SCHOOLS																																																																																																																	
Legal Description Lat/Long: 36.53518008 -95.45404646					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>R16</td> <td>R16-NEW SFR</td> <td>12/2014</td> <td>06/2015</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R16	R16-NEW SFR	12/2014	06/2015																																																																																															
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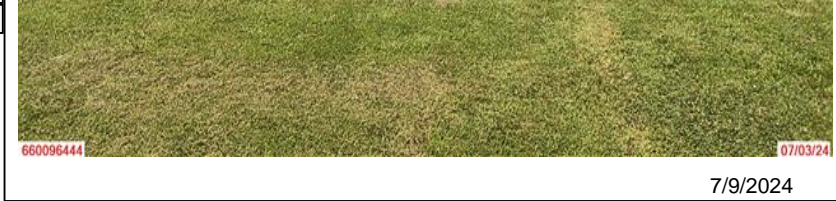
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Date 04/18/2026
Time 08:46:36
Page 2

Lot Data	Units-Buildable - CHELSEA (UNITS BUILDABLE)	Primary Image
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	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,350 / 1,350
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,350
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2015 / 8



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	100.28	Total Misc Impr	+	1,416			
Roofing Adj	+ 4.25	Garage Cost	+				
Subfloor Adj	+ -1.13	Total RCN	=	165,225			
Heat/Cool Adj	+ 11.24	Depreciation (9%)	-	14,870			
Plumbing Adj	+ 6.69	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	150,355			
Adj Base Cost	= 121.34	Lot Value	+				
Total Area	x 1,350	Indicated Value	=	150,355			
Adjusted Cost	= 163,809	Value Per SqFt		111.37			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	150,355		
Lot Value			
Indicated Value	150,355	111.37	Per SqFt
Agland Value	224		
Site Improvements			
Total Value	150,579	111.54	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	123073	15x4		60	23.60		1,416



Rogers

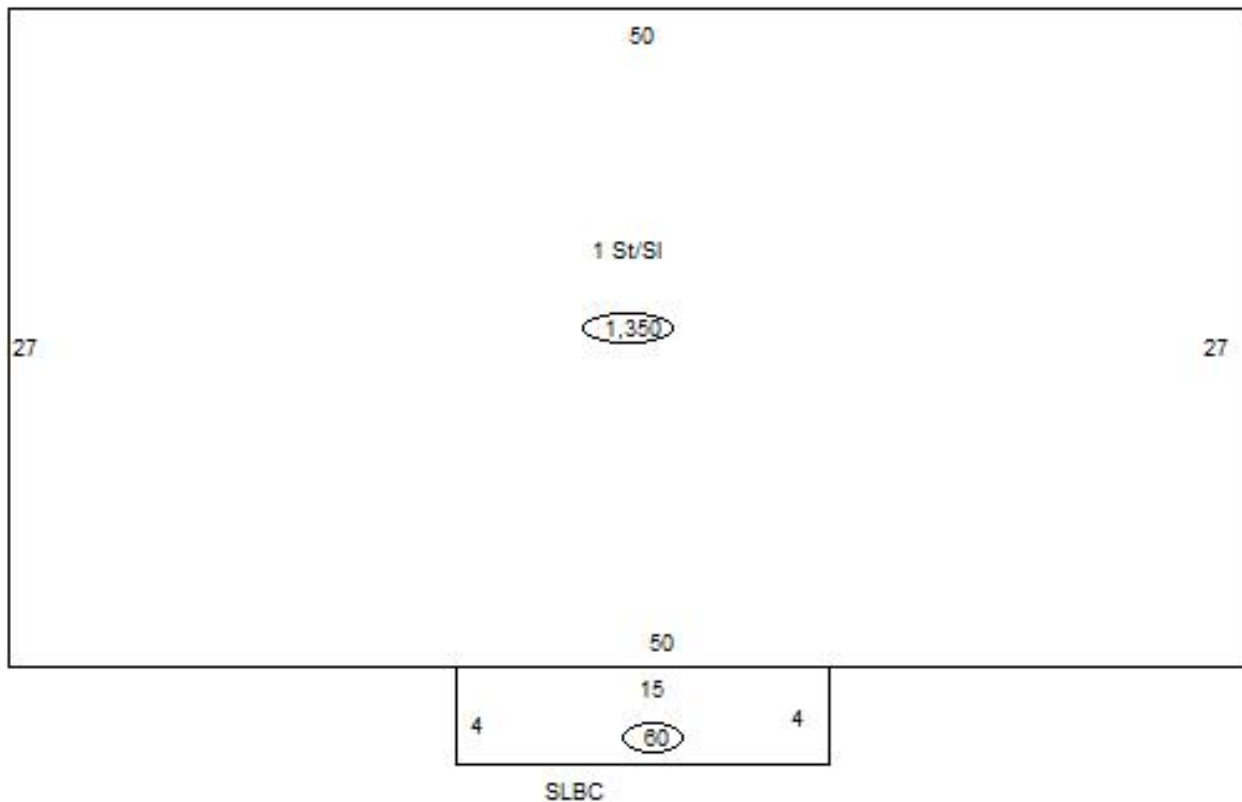
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Page 3

Sketch Image

660096444



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,350	1.000	1,350
2	M	PRCH		10	SLBC	60	1.000	60
Total Building Area						1,350		1,350



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Time 08:46:36
Page 4

660096444

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	CARPORT DIRT	0x0x0			
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (3.50 x)				



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Date 04/18/2026
Time 08:46:36
Page 5

Agland Inventory

660096444

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			1.000	224	224	224	224
IMP PST Totals						1.000			224	224
Total Agland						1.000			224	224