



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:02:03  
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Assessment Data					Primary Image																																																																																																				
<b>Account</b> 660098171 <b>Parcel ID</b> 23N17E-17-1-00000-000-0001 <b>Cadastral ID</b> 17-23-17-00710 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 71 - CHELSEA RURAL/FOYIL FIRE <b>Name ID</b> 316388 SIMMONS, SHERMAN DARRELL AND  SHANAN LEE PO BOX 343 FOYIL OK 74031-0000  <b>Parcel Location</b> <b>Situs</b> 09244 S 4210 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 17 / 23 / 17 / 1 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																									
<b>Legal Description</b> Lat/Long: 36.47719968 -95.50970003																																																																																																									
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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	435,317.00 x .26 = 114,204	
Factor Value		
Adjustments	1.0000	
Lot Value	114,204	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	30% Veneer, Stone 70% Frame, Siding, Wood
Base/Total Area	1,685 / 1,685
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,685
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Finished
Remodel	
Year/Eff Age	2015 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	239,203	141.96	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	102.65	Total Misc Impr	+	20,187			
Roofing Adj	+ 4.66	Garage Cost	+	18,384			
Subfloor Adj	+ -2.26	Total RCN	=	251,639			
Heat/Cool Adj	+ 12.39	Depreciation ( 8%)	-	20,131			
Plumbing Adj	+ 9.02	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	231,508			
Adj Base Cost	= 126.45	Lot Value	+	114,204			
Total Area	x 1,685	Indicated Value	=	345,712			
Adjusted Cost	= 213,068	Value Per SqFt		205.17			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	231,508		
Lot Value	114,204		
Indicated Value	345,712	205.17	Per SqFt
Agland Value			
Site Improvements	2,688		
Total Value	348,400	206.77	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,503.09		5,503
PRCH	SLAB PORCH - COVERED	125622	20x10		200	25.77		5,154
PATO	SLAB PORCH - OPEN	125623	400		400	8.43		3,372
PRCH	SLAB PORCH - COVERED	125624	30x8		240	25.66		6,158



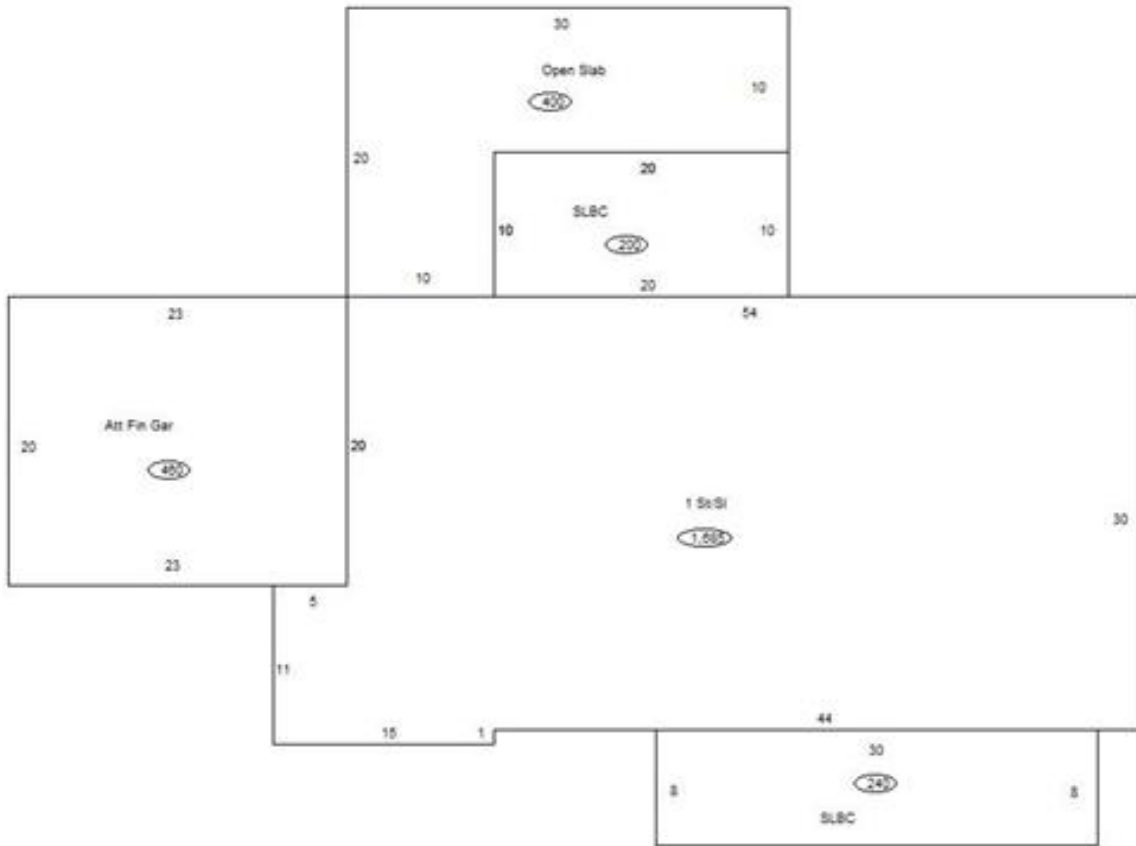
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Sketch Image

660098171



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,685	1.000	1,685
2	G	5		10	Att Fin Gar	460	1.000	460
3	M	PRCH		10	SLBC	200	1.000	200
4	M	PATO		10	Open Slab	400	1.000	400
5	M	PRCH		10	SLBC	240	1.000	240
<b>Total Building Area</b>						1,685		1,685



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	Carport Dirt	24x32x0			768
	Qual	3	Cond 3	Year	Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (3.50 x 768)	2,688		2,688	2,688