



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:19:03
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Assessment Data					Primary Image																																																																																												
Account 660099425 Parcel ID 24N17E-25-2-00000-000-0099 Cadastral ID 25-24-17-04520 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 348220 KRUIS, TYLER J & EMILY K MONTGOMERY 5499 S 4240 RD CHELSEA OK 74016-0000 Parcel Location Situs 05499 S 4240 RD Subdivision Lot/Block 0000 / 0000 Parcel Size 1 - Acres Sec/Twn/Rng 25 / 24 / 17 / 2 Neighborhood 4060 - CHELSEA School District S003 - CHELSEA SCHOOLS																																																																																																	
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Lot Data	Square-Foot - NBHD 4060 #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	40,034.00 x .56 = 22,419	
Factor Value		
Adjustments	1.7401	
Lot Value	39,011	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,230 / 1,230
Style	100% One Story
HVAC	100% Individual Heat Pump
Roof Cover	4 Metal, Preformed
Area on Slab	1,230
Fixture/RghIn	/
Bed/F/H Bath	1 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2021 / 4



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-1-4\IM 1/4/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	161,493	131.30	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	94.19	Total Misc Impr	+	14,746			
Roofing Adj	+ 5.13	Garage Cost	+				
Subfloor Adj	+ -1.13	Total RCN	=	153,367			
Heat/Cool Adj	+ 6.19	Depreciation (4%)	-	6,135			
Plumbing Adj	+ 8.32	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	147,232			
Adj Base Cost	= 112.70	Lot Value	+	39,011			
Total Area	x 1,230	Indicated Value	=	186,243			
Adjusted Cost	= 138,621	Value Per SqFt		151.42			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	147,232		
Lot Value	39,011		
Indicated Value	186,243	151.42	Per SqFt
Agland Value			
Site Improvements	757		
Total Value	187,000	152.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	152873	41x12		492	22.41		11,026
PRCH	Slab Porch - Covered	152874	16x10		160	23.25		3,720



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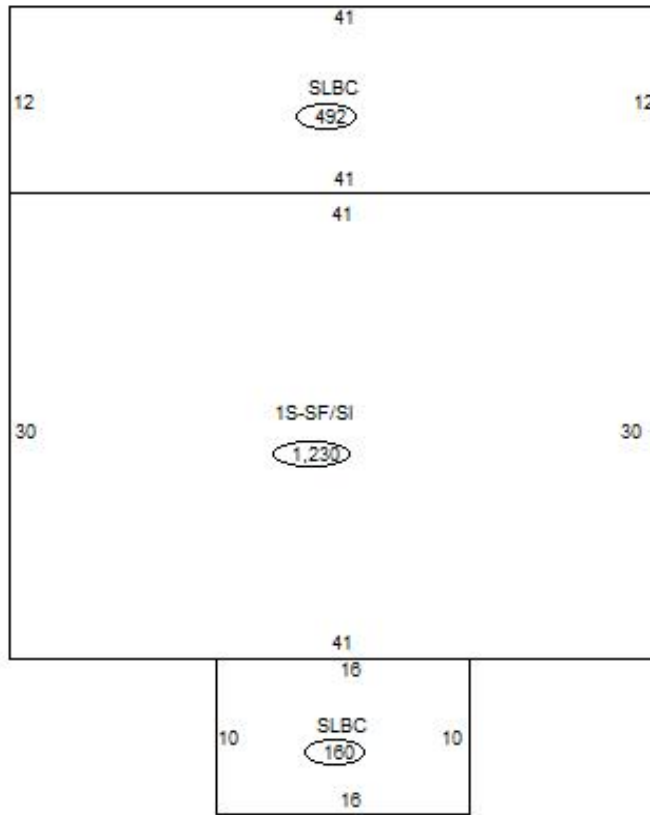
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Sketch Image

660099425



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,230	1.000	1,230
2	M	PRCH		13	SLBC	492	1.000	492
3	M	PRCH		13	SLBC	160	1.000	160
Total Building Area						1,230		1,230



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x16x6	Dirt	Galvanized Metal	128
	Qual	2	Cond	2	Year	1998
				Eff Age	28	

Valuation Summary	Modifier Total	RCN	Depr (60% Phys/ 0% Func)	RCNLD
Base Cost (14.79 x 128)	1,893	1,893	1,136	757