



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																												
Account 660101750 Parcel ID 24N16E-23-4-00000-000-0001 Cadastral ID 23-24-16-00225 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 324979 LENTZ, BILLY JOE 4704 S 4180 RD CHELSEA OK 74016-0000 Parcel Location Situs 04614 S 4180 RD Subdivision Lot/Block / Parcel Size 4 - Acres Sec/Twn/Rng 23 / 24 / 16 / 4 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\CB\Pictures\2020-02-28\IMG_0052.JPG 2/28/2020</p>																																																																												
Legal Description Lat/Long: 36.54537064 -95.56209977																																																																																	
E 528' S2 NE NE SE					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																			
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Units Buildable - CHELSEA FOYIL RURAL (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	



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Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	1,120
Site Improvements	
Total Value	1,120 0.00 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						



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Lot Size	
Lot Count	
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Non-Ag Acres	
Topography	
Street Access	
Utilities	
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Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	6 Mobile Home 76 x 28
Condition	4 - Good
Quality	4 - Good
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,128 / 2,128
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2018 / 5

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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	89,036		
Lot Value			
Indicated Value	89,036	41.84	Per SqFt
Agland Value			
Site Improvements			
Total Value	89,036	41.84	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	37.70	Total Misc Impr	+ 0
Roofing Adj	+ 3.34	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 107,826
Heat/Cool Adj	+ 2.79	Depreciation (18%)	- 19,409
Plumbing Adj	+ 6.83	Lump Sums	+ 619
Basement Adj	+ 0.00	RCNLD	= 89,036
Adj Base Cost	= 50.67	Lot Value	+ 0
Total Area	x 2,128	Indicated Value	= 89,036
Adjusted Cost	= 107,826	Value Per SqFt	41.84

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	166290	4x4		16	38.71		619



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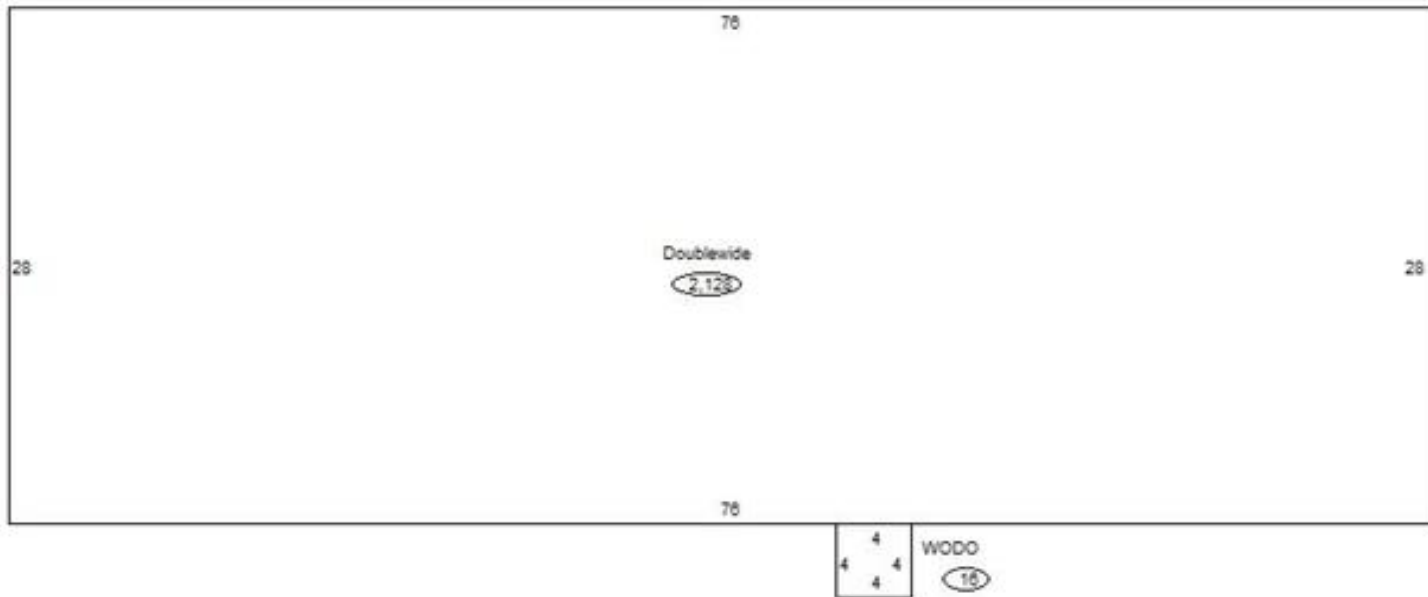
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	2,128	1.000	2,128
2	M	WODO		10	WODO	16	1.000	16
Total Building Area						2,128		2,128



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
NAB	NEWTONIA SILT LOAM 1-3% S	CLT LND	80			4.000	280	280	1,120	1,120
CLT LND Totals						4.000			1,120	1,120
Total Agland						4.000			1,120	1,120