



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:58:04
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Assessment Data					Primary Image																																																																				
Account 660102827 Parcel ID 23N17E-36-3-00000-001-0000 Cadastral ID 36-23-17-03120 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 327978 BLATCHLEY, DUSTIN D & STEPHANIE D 12685 S 4240 RD CHELSEA OK 74016-0000 Parcel Location Situs 12685 S 4240 RD Subdivision Lot/Block / Parcel Size 4 - Acres Sec/Twn/Rng 36 / 23 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0032 (1).JPG 12/18/2020</p>																																																																				
Legal Description Lat/Long: 36.42735454 -95.45218335 S2 SW NW SW LESS S 208.7' W 208.7' THEREOF																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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>R20</td> <td>R20- SPLIT</td> <td>07/2019</td> <td>09/2019</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R20- SPLIT	07/2019	09/2019																																													
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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	175,917.00 x .37 = 65,759		
Factor Value			
Adjustments	1.0000		
Lot Value	65,759		



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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	65,759		
Indicated Value	65,759	0.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	65,759	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	+ 65,759
Total Area	x	Indicated Value	= 65,759
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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Lot Data	
Lot Size	-
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Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
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Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	6 Mobile Home 66 x 16
Condition	1.8 - Low
Quality	2 - Fair
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,056 / 1,056
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1985 / 44

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	8,830
Lot Value	
Indicated Value	8,830 8.36 Per SqFt
Agland Value	
Site Improvements	
Total Value	8,830 8.36 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	31.99	Total Misc Impr	+ 0
Roofing Adj	+ 2.59	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 46,865
Heat/Cool Adj	+ 3.77	Depreciation (85%)	- 39,835
Plumbing Adj	+ 6.03	Lump Sums	+ 1,800
Basement Adj	+ 0.00	RCNLD	= 8,830
Adj Base Cost	= 44.38	Lot Value	+ 8,830
Total Area	x 1,056	Indicated Value	= 8,830
Adjusted Cost	= 46,865	Value Per SqFt	8.36

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	142301	12x9		108	23.81	30%	1,800



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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	13		10	Singlewide	1,056	1.000	1,056
2	M	WODO		10	WODO	108	1.000	108
Total Building Area						1,056		1,056