




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:25:44
Page 1

Assessment Data					Primary Image																																																																					
Account 660105373 Parcel ID 23N16E-13-3-00000-001-0000 Cadastral ID 13-23-16-01320 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 344748 ALBERT, BRANDY & SEAN 9735 S 4180 RD CLAREMORE OK 74017-0000 Parcel Location Situs 09735 S 4180 RD Subdivision Lot/Block / Parcel Size 49.78 - Acres Sec/Twn/Rng 13 / 23 / 16 / 3 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					 <p>660105373_001.JPG 2/19/2026</p>																																																																					
Legal Description Lat/Long: 36.47118917 -95.55630619 TR DESC 2024-007033 AS S2 N2 SW LESS N 125' W 300' THEREOF & TR COMM NW/C S2 SW; N88.3928E 660.08' TO POB; S46.2817E 50 86'; S80.1358E 377.26'; S55.0225E 291.59'; N84.5434E 215.53'; N82 2849E 197.56'; N83.3321E 322.05'; S46.2827E 214.92'; N82.5201E 264 53'; S88.0654E																																																																										
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Date 04/18/2026
 Time 10:25:45
 Page 2

Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



660105373_004.JPG 2/19/2026

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	1,200 / 1,200
Style	100% One Story
HVAC	100% Individual Heat Pump
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	1,200 Total
Garage Type	
Remodel	
Year/Eff Age	2020 /

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	164,262		
Lot Value			
Indicated Value	164,262	136.88	Per SqFt
Agland Value	1,838		
Site Improvements	41,559		
Total Value	207,659	173.05	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	94.89	Total Misc Impr	+ 2,466
Roofing Adj	+ 5.15	Garage Cost	+ 0
Subfloor Adj	+ 1.13	Total RCN	= 164,262
Heat/Cool Adj	+ 6.19	Depreciation (0%)	- 0
Plumbing Adj	+ 8.52	Lump Sums	+ 0
Basement Adj	+ 18.94	RCNLD	= 164,262
Adj Base Cost	= 134.83	Lot Value	+ 0
Total Area	x 1,200	Indicated Value	= 164,262
Adjusted Cost	= 161,796	Value Per SqFt	136.88

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Patio - Open	166838	30x10		300	8.22		2,466



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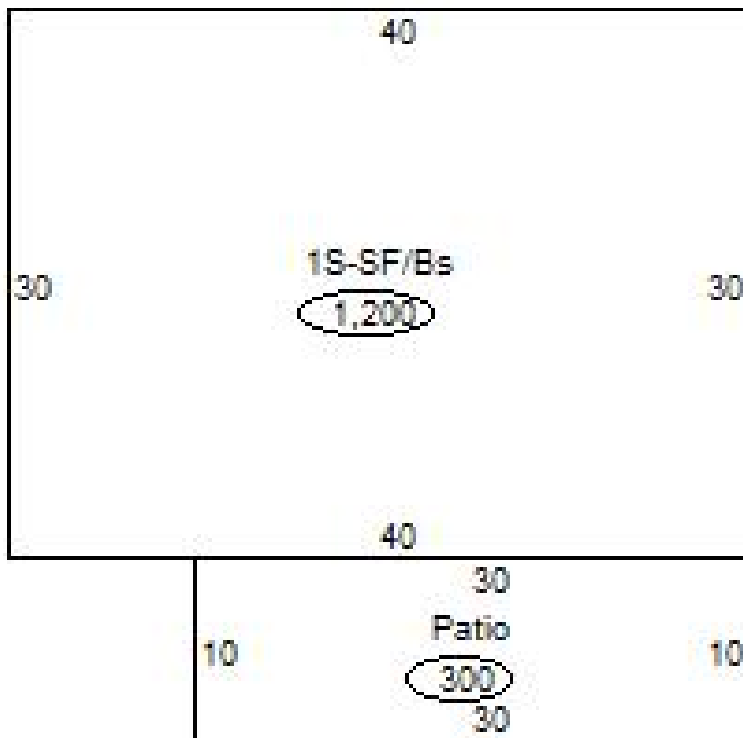
Date 04/18/2026

Time 10:25:45

Page 3

Sketch Image

660105373



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Basement	20	1S-SF/Bs	1,200	1.000	1,200
2	M	PATO		20	Patio	300	1.000	300
Total Building Area						1,200		1,200



Rogers

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Date 04/18/2026
 Time 10:25:45
 Page 4

660105373

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Base	Formed Metal	120
	Qual	3	Cond 3	Year 2026	Eff Age 0	

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (26.94 x 120)	3,233		3,233	3,233



UTIL	Utility Building	30x50x14	Concrete	Formed Metal	1,500
Qual	3	Cond 3	Year 2016	Eff Age 8	

Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (30.06 x 1,500)	45,090		45,090	38,326



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Date 04/18/2026
 Time 10:25:45
 Page 5

Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	7 Modular Home
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	800 / 800
Style	100% One Story
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	2026 /

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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	

Cost Approach				Manual : 01/2025			
Base Cost	86.77	Total Misc Impr	+ 0	Garage Cost	+ 0	Total RCN	= 79,000
Roofing Adj	+ 0.00	Depreciation (0%)	- 0	Lump Sums	+ 0	RCNLD	= 79,000
Subfloor Adj	+ 0.00	Lot Value	+ 79,000	Indicated Value	= 79,000	Value Per SqFt	98.75
Heat/Cool Adj	+ 0.00						
Plumbing Adj	+ 11.98						
Basement Adj	+ 0.00						
Adj Base Cost	= 98.75						
Total Area	x 800						
Adjusted Cost	= 79,000						

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	79,000		
Lot Value			
Indicated Value	79,000	98.75	Per SqFt
Agland Value			
Site Improvements			
Total Value	79,000	98.75	Total Value Per SqFt

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



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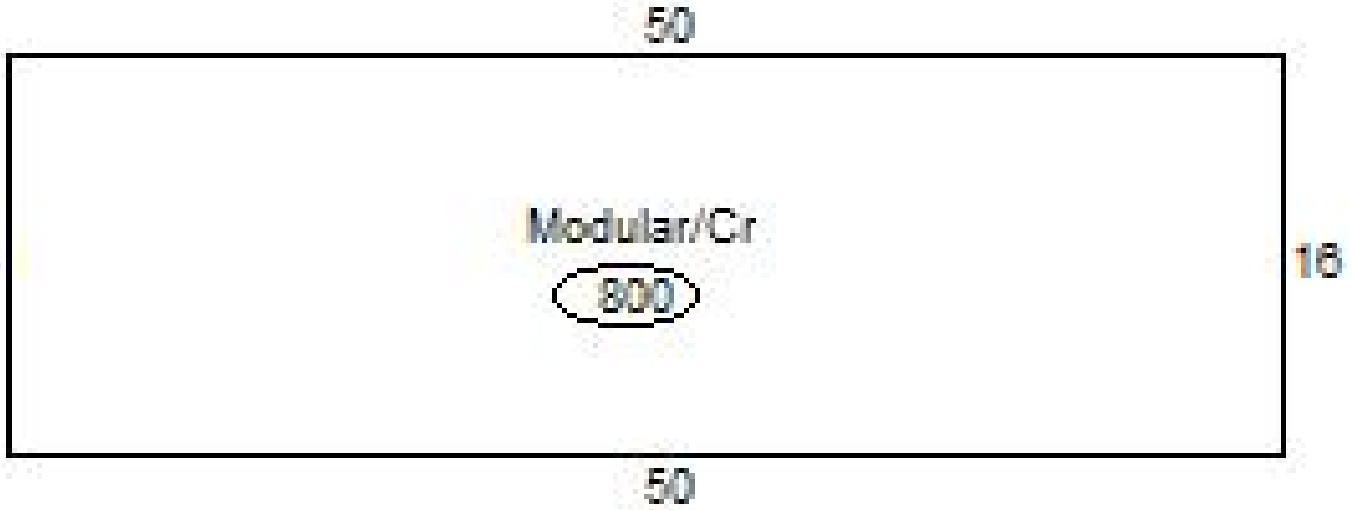
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Time 10:25:45

Page 6

Sketch Image

660105373



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	Modular/Cr	800	1.000	800
Total Building Area						800		800



Rogers

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Time 10:25:45
Page 7

Agland Inventory

660105373

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			.640	108	108	69	69
SO	SOGN SOILS	NTV PST	15			49.140	36	36	1,769	1,769
NTV PST Totals						49.780			1,838	1,838
Total Agland						49.780			1,838	1,838