



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 660105976 Parcel ID 23N16E-16-4-00000-001-0000 Cadastral ID 16-23-16-00614 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 335908 SHELTON, JUSTIN R & KAYLA J 9880 S 4160 RD CLAREMORE OK 74017-0000 Parcel Location Situs 09880 S 4160 RD Subdivision Lot/Block / Parcel Size 1.5 - Acres Sec/Twn/Rng 16 / 23 / 16 / 4 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																										
Legal Description Lat/Long: 36.47007869 -95.59806245										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>R21</td> <td>R23- SPLIT- IMPRMNTS HERE</td> <td>10/2021</td> <td>05/2024</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21	R23- SPLIT- IMPRMNTS HERE	10/2021	05/2024																																			
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Lot Data	
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	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Frame, Siding, Metal 20% Veneer, Masonry
Base/Total Area	2,004 / 2,004
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,004
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	720 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

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	271,623	
Lot Value		
Indicated Value	271,623	135.54 Per SqFt
Agland Value	336	
Site Improvements	4,795	
Total Value	276,754	138.10 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	94.26	Total Misc Impr	+ 24,179
Roofing Adj	+ 4.39	Garage Cost	+ 26,347
Subfloor Adj	+ -2.14	Total RCN	= 280,024
Heat/Cool Adj	+ 12.39	Depreciation (3%)	- 8,401
Plumbing Adj	+ 5.63	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 271,623
Adj Base Cost	= 114.52	Lot Value	+ 271,623
Total Area	x 2,004	Indicated Value	= 271,623
Adjusted Cost	= 229,498	Value Per SqFt	135.54

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154322	36x9		324	25.39		8,226
PRCH	Slab Porch - Covered	154323	52x8		416	25.12		10,450
SHLT	STORM SHELTER			1 2023	1	0.00		
FPR1	Fireplace - Residential 1 Story			1	1	5,503.09		5,503



Rogers

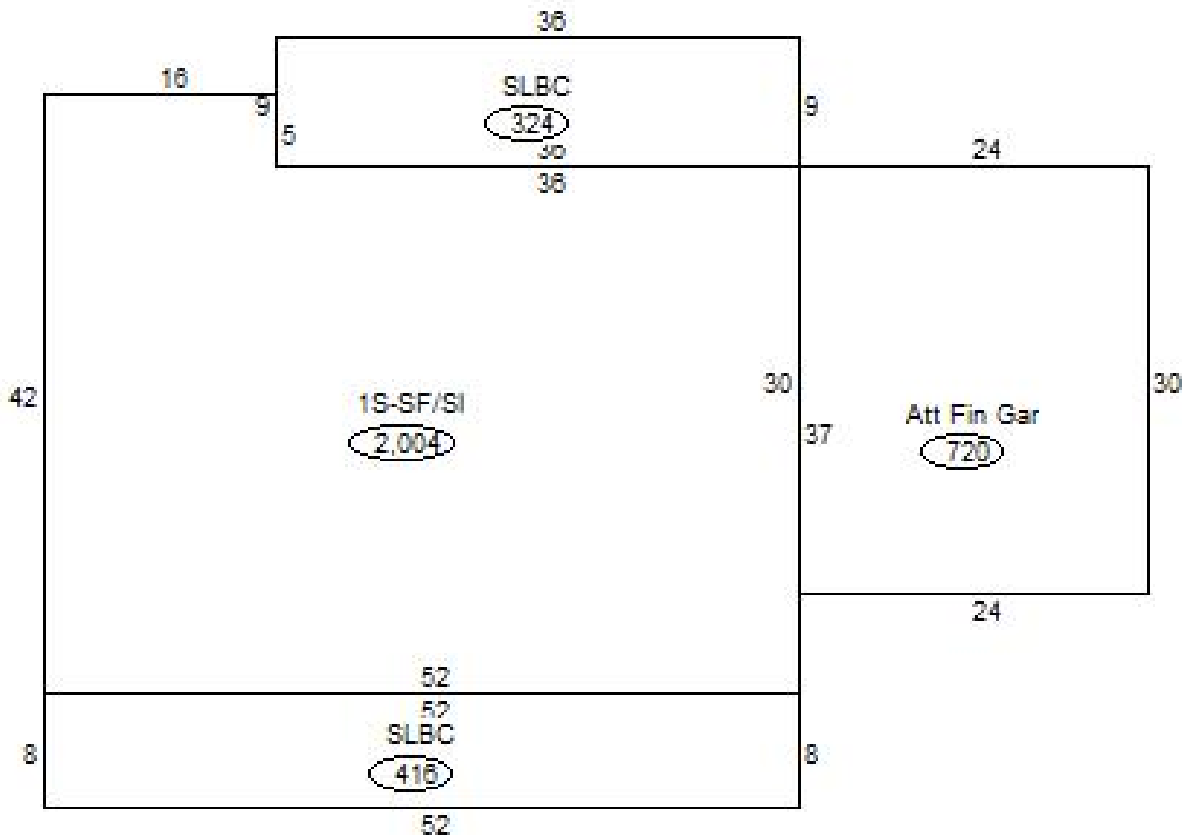
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,004	1.000	2,004
2	G	5		20	Att Fin Gar	720	1.000	720
3	M	PRCH		20	SLBC	324	1.000	324
4	M	PRCH		20	SLBC	416	1.000	416
Total Building Area						2,004		2,004



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	18x20x8	Gravel	Formed Metal	360
	Qual 3	Cond 3	Year 2022	Eff Age 3		

Valuation Summary	Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD
Base Cost (15.49 x 360)	5,576		5,576	781
				4,795



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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
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			1.500	224	224	336	336
IMP PST Totals						1.500			336	336
Total Agland						1.500			336	336