



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660107546 <b>Parcel ID</b> 23N17E-09-1-00000-001-0000 <b>Cadastral ID</b> 09-23-17-01020 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 71 - CHELSEA RURAL/FOYIL FIRE <b>Name ID</b> 324890 EVANS, BILLY & KELLEY  10810 N 189TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 08005 S 4210 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 12 - Acres <b>Sec/Twn/Rng</b> 9 / 23 / 17 / 1 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS																																																						
<b>Legal Description</b> Lat/Long: 36.49484301 -95.50434487 N2 NW NW LESS W 8 ACRES NW NW NW										<b>Building Permits</b> <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>S22</td> <td>S23 SPLIT</td> <td>12/2022</td> <td>12/2023</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	S22	S23 SPLIT	12/2022	12/2023																															
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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	0
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	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,536 / 1,536
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 65

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	82.90	Total Misc Impr	+ 24,170				
Roofing Adj	+ 3.81	Garage Cost	+				
Subfloor Adj	+ 2.34	Total RCN	= 181,364				
Heat/Cool Adj	+ 10.09	Depreciation ( 71%)	- 128,768				
Plumbing Adj	+ 3.19	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 52,596				
Adj Base Cost	= 102.34	Lot Value	+				
Total Area	x 1,536	Indicated Value	= 52,596				
Adjusted Cost	= 157,194	Value Per SqFt	34.24				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	52,596		
Lot Value			
Indicated Value	52,596	34.24	Per SqFt
Agland Value	1,431		
Site Improvements	71,769		
Total Value	125,796	81.90	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	23842	36x8		288	52.55		15,134
EPSW	ENCLOSED PORCH - SOLID WALL	23843	14x6		84	54.18		4,551
FPR1	Fireplace - Residential 1 Story			1	1	4,485.02		4,485



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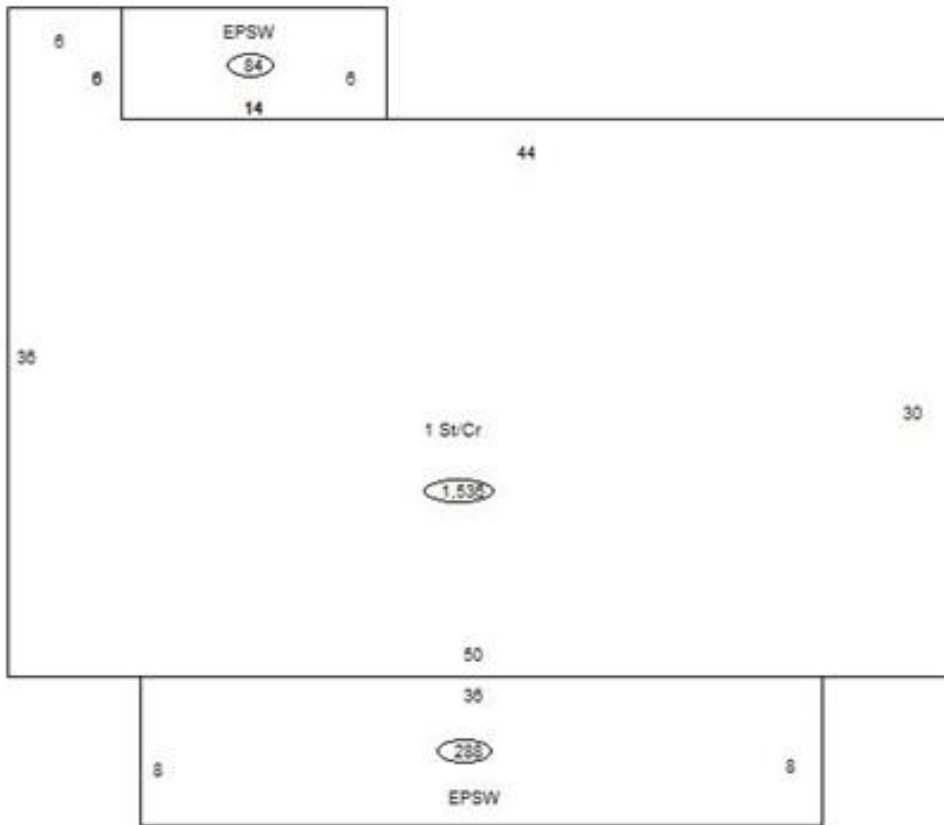
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,536	1.000	1,536
2	M	EPSW		10	EPSW	288	1.000	288
3	M	EPSW		10	EPSW	84	1.000	84
<b>Total Building Area</b>						1,536		1,536



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	72x36x10	Concrete	Galvanized Metal	2,592
	Qual 3	Cond 3	Year 2022	Eff Age 3		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (25.74 x 2,592)	66,718		66,718	3,336	63,382



DTGF	DETACHED GARAGE FAIR	24x24x8	Concrete	Composition Shingle	576
Qual 2	Cond 3	Year 2020	Eff Age 5		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (9% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (16.00 x 576)	9,216		9,216	829	8,387



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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
OKB	OKEMAH SILTY CLAY LOAM 1-	TMBR	80			7.000	144	144	1,008	1,008
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			5.000	85	85	423	423
<b>TMBR Totals</b>						12.000			1,431	1,431
<b>Total Agland</b>						12.000			1,431	1,431