



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:05:28
 Page 1

Assessment Data				Primary Image																																													
Account 660107970 Parcel ID 23N17E-16-3-00000-001-0000 Cadastral ID 16-23-17-01025 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 342699 PLEASANT PROPERTIES LLLC 5880 S MINGO RD TULSA OK 74146-0000 Parcel Location Situs 09953 S 4210 RD Subdivision Lot/Block / Parcel Size 1.24 - Acres Sec/Twn/Rng 16 / 23 / 17 / 3 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS				<p>660107970_001.JPG 12/2/2024</p>																																													
Legal Description Lat/Long: 36.46748124 -95.50688084 S 163.30' N 1143.10' W 330' W2 SW SW.																																																	
Exemptions				Building Permits																																													
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 Page 2

Lot Data		Square-Foot - NBHD 4050 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	1.2513		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	54,505.00 x .63 = 34,587		
Factor Value			
Adjustments	1.0000		
Lot Value	34,587		



660107970_001.JPG 12/2/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	960 / 960
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2024 /

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	92.58	Total Misc Impr	+ 0
Roofing Adj	+ 4.28	Garage Cost	+ 0
Subfloor Adj	+ 2.50	Total RCN	= 111,062
Heat/Cool Adj	+ 10.09	Depreciation (0%)	- 0
Plumbing Adj	+ 6.23	Lump Sums	+ 1,527
Basement Adj	+ 0.00	RCNLD	= 112,589
Adj Base Cost	= 115.69	Lot Value	+ 34,587
Total Area	x 960	Indicated Value	= 147,176
Adjusted Cost	= 111,062	Value Per SqFt	153.31

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	112,589		
Lot Value	34,587		
Indicated Value	147,176	153.31	Per SqFt
Agland Value			
Site Improvements			
Total Value	147,176	153.31	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	162649	12x5		60	25.45		1,527



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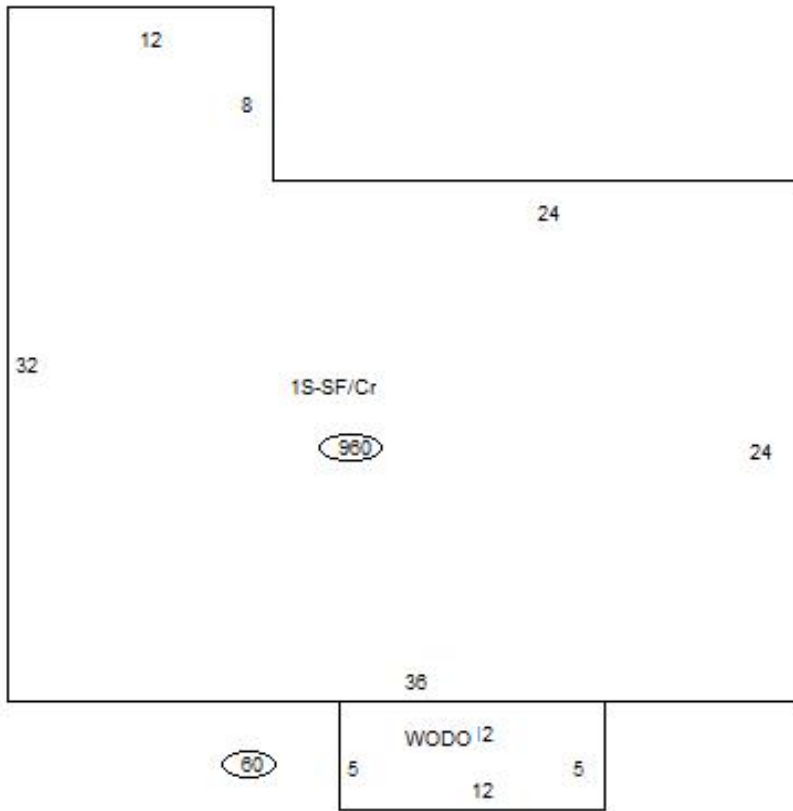
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Time 11:05:28

Page 3

Sketch Image

660107970



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1S-SF/Cr	960	1.000	960
2	M	WODO		10	WODO	60	1.000	60
Total Building Area						960		960