



# 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> 660108423 <b>Parcel ID</b> 23N17E-12-2-00000-003-0000 <b>Cadastral ID</b> 12-23-17-00421 <b>Property Type</b> REAL - Real Property <b>Property Class</b> HA VI Area 2 <b>Tax Area</b> 71 - CHELSEA RURAL/FOYIL FIRE <b>Name ID</b> 11734 HOUSING AUTHORITY OF  CHEROKEE NATION PO BOX 1007 TAHLEQUAH OK 74465-1007  <b>Parcel Location</b>  <b>Situs</b> <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1 - Acres <b>Sec/Twn/Rng</b> 12 / 23 / 17 / 2 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS				<p>660104172_001.JPG 7/31/2024</p>																																																		
<b>Legal Description</b> Lat/Long: 36.49553018 -95.45280571 N 220' E 198' NW NW NW NW.																																																						
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<b>Lot Data</b>	
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	



<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,740 / 1,740
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,740
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2024 / 2

<b>GRM Approach</b>	
GRM Code	
Gross Rent	0.00
Indicated Value	

<b>Multiple Regression</b>	
MRA Code	
Adjusted R	
Indicated Value	

<b>Direct Comparables</b>	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	94.64	Total Misc Impr	+ 9,013
Roofing Adj	+ 4.01	Garage Cost	+
Subfloor Adj	+ -1.07	Total RCN	= 208,591
Heat/Cool Adj	+ 11.24	Depreciation ( 2%)	- 4,172
Plumbing Adj	+ 5.88	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 204,419
Adj Base Cost	= 114.70	Lot Value	+
Total Area	x 1,740	Indicated Value	= 204,419
Adjusted Cost	= 199,578	Value Per SqFt	117.48

<b>Value Reconciliation</b>			
Selected Approach	Cost Approach		
Improvements	204,419		
Lot Value			
Indicated Value	204,419	117.48	Per SqFt
Agland Value	192		
Site Improvements			
Total Value	204,611	117.59	Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	160650	6x6		36	23.68		852
PRCH	Porch	160651	60x6		360	22.67		8,161



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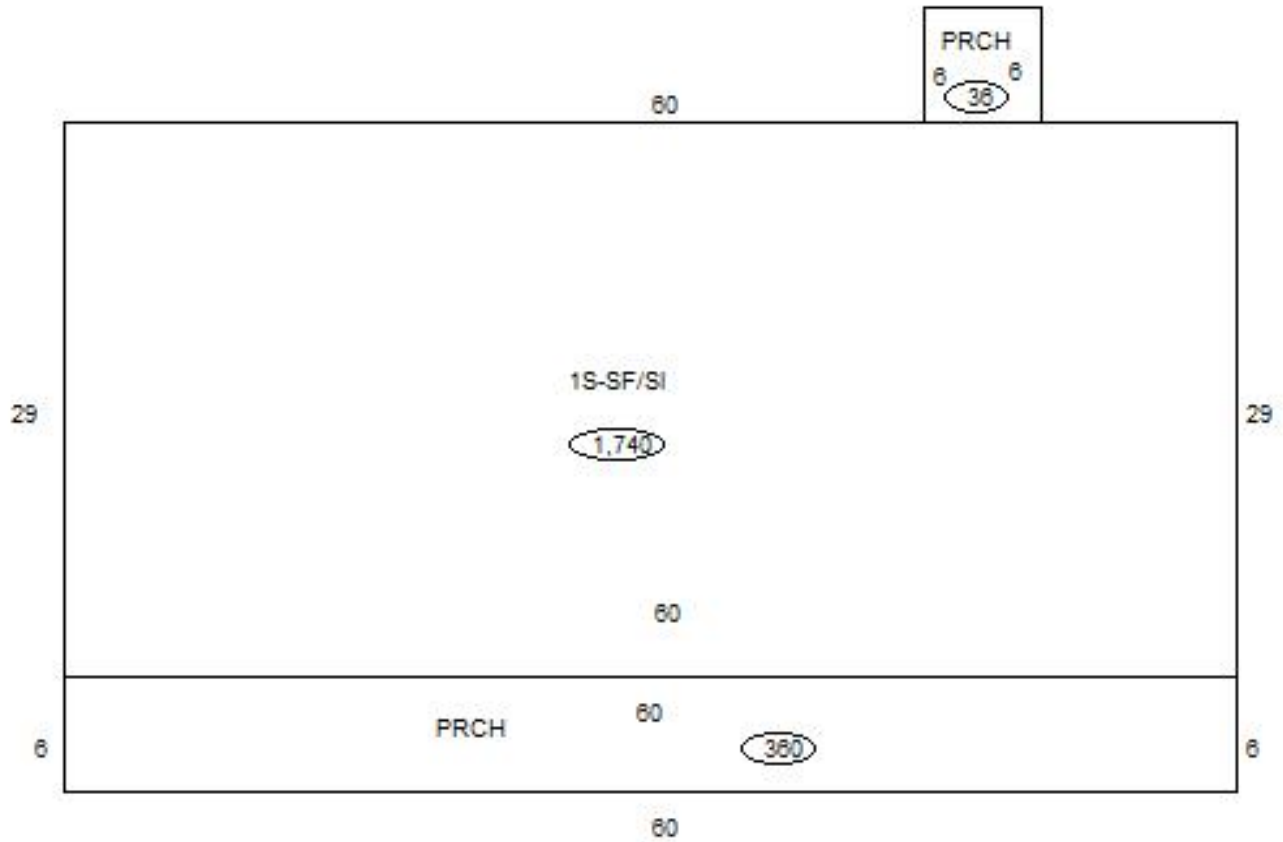
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### Sketch Image

660108423



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,740	1.000	1,740
2	M	PRCH		13	PRCH	36	1.000	36
3	M	PRCH		13	PRCH	360	1.000	360
<b>Total Building Area</b>						1,740		1,740



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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-	NTV PST	80			1.000	192	192	192	192
<b>NTV PST Totals</b>						1.000			192	192
<b>Total Agland</b>						1.000			192	192