



Alfalfa County Assessors Office

Appraisal Property Record Card - Valuation Detail - 1 of 1

Data provided by: Jennifer Roach Alfalfa County Assessor

04/24/2025

15:04:30

Assessment Data			Primary Image					
Account020006600VI Area2Parcel ID0105-00-001-002-0-002-00Cadastral ID0105-001-002-00-0-002-00Property ClassUR - Urban ResidentialTax Area Code246Owners NameCUSHENBERY, LINDA LOUAddress716 S PENNSYLVANIA SitusCHEROKEE OK 73728-00716 S PENNSYLVANIA AVNeighborhood220 - CENTRALLegal DescriptionS 25' OF LOT 2 & N 25' OF LOT 3, BLK 1 CHEROKEE - FRAZEE								
Lot Data 83 - CHER SOUTH			Cost Approach Manual Date : 01/2019					
Lot Size50 x 132.5Lot CountUnits Bldgable4306Non-Ag AcresTopographyStreet AccessUtilitiesAmenitys MethodSquare-FootBase Lot Value6,625.00 x 1.54 = 10,203Factor ValueAdjustementsLot Value10,203			Base Cost94.65Roofing Adj+4.74Subfloor Adj+0.00Heat/Cool Adj+1.93Plumbing Adj+6.89Basement Adj+0.00Adjusted Base Cost=108.21Total Area x1,031Adjusted Cost=111,565 Total Misc Impr+3,644Garage Cost+Total RCN=115,209Depreciation (71%)-81,798Lump Sums+0RCNLD=33,411Lot Value+10,203Indicted Value=43,614Value Per SqFt42.30					
Residential Data			GRM Approach					
Type1 Single Family ResidenceCondition3.5 - AverageQuality3 - AverageArchitectureTRAD TRADITIONALStyle73% One Story 27% Garage ConversionExterior Wall100% Frame, Siding, MetalBase/Total Area1,031 / 1,031Style73% One Story - 27% Garage ConversionHVAC100% Floor Furnace 1 Wall Air Conditioners (CourRoof Cover1 Composition ShingleArea on Slab0Fixture/Rghln5 /Bed/F/H Bath2 / 1.0 /Basement AreaGarage TypeRemodelYear/Eff Age1946 / 71			GRM CodeGross RentIndicated Value					
Multiple Regression			Direct Comparables					
			Selection ModelDEFAULT DEFAULTAdjustment ModelDEFAULT DEFAULTComparables					
Value Reconciliation			Selected ApproachCost ApproachImprovements33,411Lot Value10,203Indicated Value43,61442.30 Per SqFtAgland ValueSite Improvements388Total Value44,00242.68 Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	8430	90		90	40.49		3,644



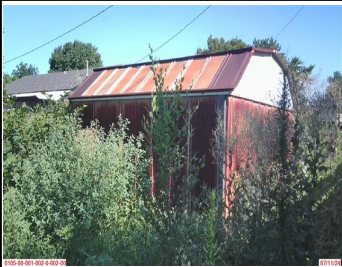
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Building Image



Code	SHDS	Description	Yard Shed - Metal
Qual	1	Dimensions	12x10x6
Cond	3	Roofing	Formed Metal
Year	1970	Effective Age	55

Modifiers

Total Units	120
Unit Cost	1,940.00
Modifier Total	0
RCN	1,940
Phys	80.00%
Func	0.00%
Econ	0.00%
Total Depr	1,552
RCNLD	388