



Alfalfa County Assessors Office

Appraisal Property Record Card - Valuation Detail - 2 of 2

Data provided by: Jennifer Roach Alfalfa County Assessor

04/24/2025

14:35:44

Assessment Data		Primary Image	
Account020006768VI Area2Parcel ID0150-00-005-013-0-000-00Cadastral ID0150-005-013-00-0-000-00Property ClassUC - Urban Commercial/IndTax Area Code246Owners NameBRITT, JACQUELINEAddress1224 S GRAND AVE SitusCHEROKEE OK 73728-000001224 S GRAND AVNeighborhood220 - CENTRALLegal DescriptionLOTS 13 THRU 17 & S 25' OF LOT 18, BLK 5 CHEROKEE - HIGHLAND			
Lot Data 60 - SOUTH CHER RES		Cost Approach Manual Date : 01/2019	
Lot Size200 x 140Lot CountUnits BldgableNon-Ag AcresTopographyStreet AccessUtilitiesAmenitys MethodSquare-FootBase Lot Value28,000.00 x 1.10 = 30,800Factor ValueAdjustements0.0000Lot Value30,800		Base Cost84.19Roofing Adj+4.01Subfloor Adj+-1.04Heat/Cool Adj+10.89Plumbing Adj+4.79Basement Adj+0.00Adjusted Base Cost=102.84Total Areax1,344Adjusted Cost=138,217 Total Misc Impr+0Garage Cost+Total RCN=138,217Depreciation (63%)-87,077Lump Sums+0RCNLD=51,140Lot Value+30,800Indicted Value=81,940Value Per SqFt60.97	
Residential Data		GRM Approach	
Type1 Single Family ResidenceCondition3.5 - AverageQuality2.5 - FairArchitectureTRAD TRADITIONALStyle100% One StoryExterior Wall40% Asbestos Siding 60% Frame, Plywood or HardwoodBase/Total Area1,344 / 1,344Style100% One StoryHVAC100% Warmed & Cooled AirRoof Cover1 Composition ShingleArea on Slab1,344Fixture/Rghln5 /Bed/F/H Bath1 / 1.0 /Basement AreaGarage TypeRemodelYear/Eff Age1978 / 43		GRM CodeGross RentIndicated Value	
Multiple Regression		Direct Comparables	
MRA CodeAdusted RIndicated Value		Selection ModelDEFAULT DEFAULTAdjustment ModelDEFAULT DEFAULTComparables	
Value Reconciliation		Selected ApproachCost ApproachImprovements51,140Lot Value30,800Indicated Value81,94060.97 Per SqFtAgland ValueSite Improvements244Total Value82,18461.15 Total Value Per SqFt	
Miscellaneous Improvements			
Code	Description	Sketch ID	SizeYearUnitsUnit CostDeprValue



Alfalfa County Assessors Office
Appraisal Property Record Card - Valuation Detail - 2 of 2

Data provided by: Jennifer Roach Alfalfa County Assessor

04/24/2025

14:35:44



Code	PERG	Description	Pergola	Total Units	84
Qual	1	Dimensions	14x6x0	Unit Cost	840.00
Cond	1	Roofing		Modifier Total	0
Year	2012	Effective Age	25	RCN	840
Modifiers				Phys	71.00%
				Func	%
				Econ	0.00%
				Total Depr	596
				RCNLD	244