



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660001052 Parcel ID 24N18E-01-3-00000-000-0000 Cadastral ID 01-24-18-00200 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 301299 DURRANT, ROBIN L & MICHAEL G 27096 E 295 RD BIG CABIN OK 74332-0000 Parcel Location Situs 27096 E 295 RD Subdivision Lot/Block / Parcel Size 19.2 - Acres Sec/Twn/Rng 1 / 24 / 18 / 3 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>660001052 04/22/25</p> <p>660001052_001.JPG 4/22/2025</p>														
Legal Description Lat/Long: 36.58802242 -95.34292385					Building Permits														
E2 NW SW LESS W 25', N 330' THEREOF					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	2055/665	MURATET, JAMES W	09/10/2009	75,000	8										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax										
Remove Cap	2010		Land Value 691	691	11%	76	Assessed	4,966	410.94										
Year Frozen	0		Improvements 20,136	16,805		1,849	Penalty	0											
Uncapped Value	0		Mobile Home 27,642	27,642		3,041	Exemption	1,000	-83.00										
TIF Project ID	0		Total Value 48,469	45,138		4,966	Total Taxable	3,966	328.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660001052	DURRANT, ROBIN L &			14	47,686	1000	3,821	316.00										
2024	2024-660001052	DURRANT, ROBIN L &			14	48,498	1000	3,681	311.00										
2023	2023-660001052	DURRANT, ROBIN L &			14	42,163	1000	3,544	302.00										
2022	2022-660001052	DURRANT, ROBIN L &			14	40,106	1000	3,412	289.00										
2021	2021-660001052	DURRANT, ROBIN L &			14	44,325	1000	3,876	329.00										
2020	2020-660001052	DURRANT, ROBIN L &			14	44,119	1000	3,779	320.00										
2019	2019-660001052	DURRANT, ROBIN L &			14	42,187	1000	3,641	313.00										
2018	2018-660001052	DURRANT, ROBIN L &			14	44,893	1000	3,938	336.00										
2017	2017-660001052	DURRANT, ROBIN L &			14	44,318	1000	3,875	332.00										
2016	2016-660001052	DURRANT, ROBIN L &			14	56,650	1000	5,159	450.00										
2015	2015-660001052	DURRANT, ROBIN L &			14	54,365	1000	4,980	429.00										
2014	2014-660001052	DURRANT, ROBIN L &			14	54,830	1000	5,031	448.00										
2013	2013-660001052	DURRANT, ROBIN L &			14	54,452	1000	4,989	443.00										



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Lot Data		Primary Image	
Lot Size	-		
Lot Count	-		
Units Buildable	-		
Non-Ag Acres	0		
Topography	-		
Street Access	-		
Utilities	-		
Amenities	LAND QUALITY		
Method	-		
Base Lot Value	-		
Factor Value	-	660001052_001.JPG	4/22/2025
Adjustments	-	GRM Approach	
Lot Value	-	GRM Code	-
Residential Data		Gross Rent	0.00
Type	-	Indicated Value	-
Condition	-	Multiple Regression	
Quality	-	MRA Code	-
Architecture	-	Adusted R	-
Style	-	Indicated Value	-
Exterior Wall	-	Direct Comparables	
Base/Total Area	0 / 0	Selection Model	1 Res
Style	-	Adjustment Model	A2 AO Test
HVAC	-	Comparables	-
Roof Cover	-	Indicated Value	-
Area on Slab	0	Value Reconciliation	
Fixture/RghIn	/	Selected Approach	Cost Approach
Bed/F/H Bath	/ /	Improvements	-
Basement Area	-	Lot Value	-
Garage Type	-	Indicated Value	0.00 Per SqFt
Remodel	-	Agland Value	691
Year/Eff Age	/	Site Improvements	8,743
Cost Approach		Total Value	9,434 0.00 Total Value Per SqFt
Manual : 01/2025			
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x 0	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			1,200	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
	Base Cost (10.21 x 1,200)		12,252		12,252	4,288	7,964
	STF	STG FAIR	0x0x0			117	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 117)		548		548	274	274
	STF	STG FAIR	0x0x0			216	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 216)		1,011		1,011	506	505



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 68 x 28
Condition	3 - Average
Quality	3 - Average
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	1,904 / 1,904
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1995 / 23

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	32.53	Total Misc Impr	+	0			
Roofing Adj	+ 2.46	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	81,301			
Heat/Cool Adj	+ 2.23	Depreciation (66%)	-	53,659			
Plumbing Adj	+ 5.48	Lump Sums	+	11,393			
Basement Adj	+ 0.00	RCNLD	=	39,035			
Adj Base Cost	= 42.70	Lot Value	+				
Total Area	x 1,904	Indicated Value	=	39,035			
Adjusted Cost	= 81,301	Value Per SqFt		20.50			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	39,035		
Lot Value			
Indicated Value	39,035	20.50	Per SqFt
Agland Value			
Site Improvements			
Total Value	39,035	20.50	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	128284	29x8		232	20.43	30%	3,318
WODC	WOOD DECK - COVERED	128285	20x12		240	35.02	30%	5,883
WODO	WOOD DECK - OPEN	128286	12x10		120	26.09	30%	2,192



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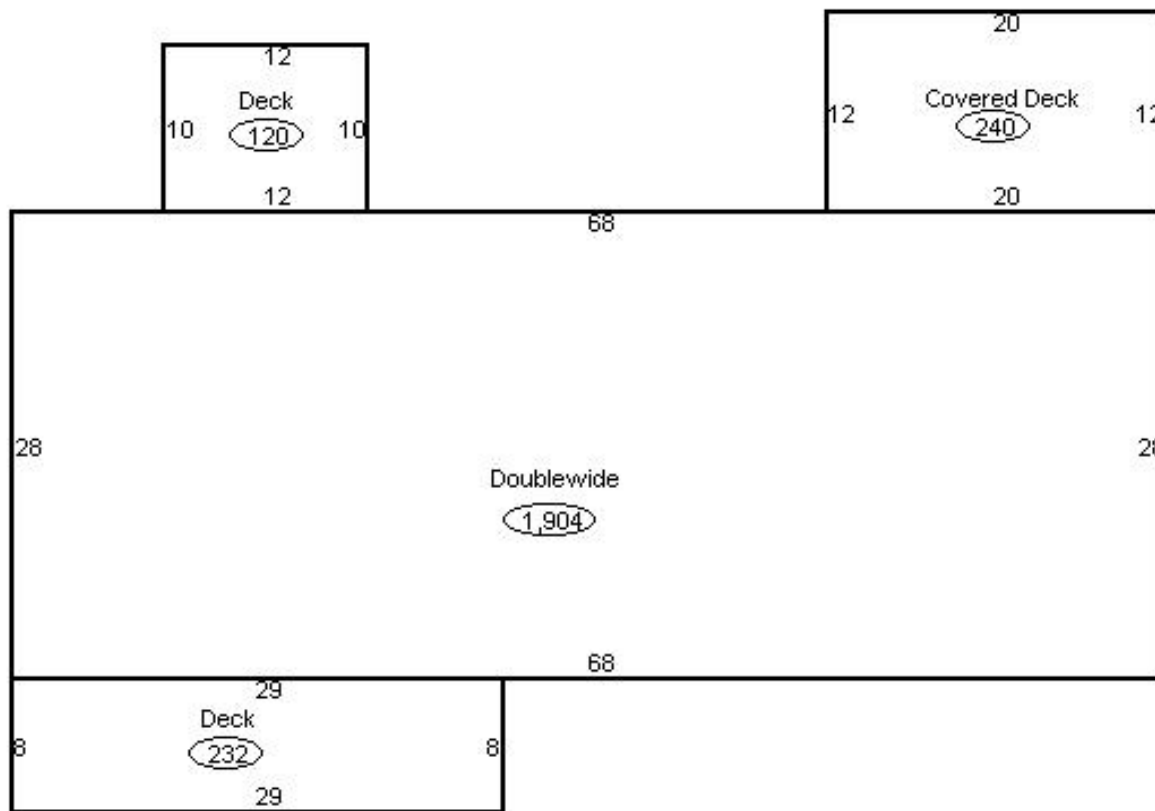
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		13	Doublewide	1,904	1.000	1,904
2	M	WODO		13	WODO	232	1.000	232
3	M	WODC		13	WODC	240	1.000	240
4	M	WODO		13	WODO	120	1.000	120
Total Building Area						1,904		1,904



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20			19.200	36	36	691	691
TMBR Totals						19.200			691	691
Total Agland						19.200			691	691