



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 660001065 Parcel ID 24N18E-01-1-00000-000-0000 Cadastral ID 01-24-18-01500 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 289288 KENDALL, MARK 1007 S 4305 RD BIG CABIN OK 74332-0000 Parcel Location Situs 01007 S 4305 RD Subdivision Lot/Block / Parcel Size 20.21 - Acres Sec/Twn/Rng 1 / 24 / 18 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>660001065_001.JPG 4/22/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.59634031 -95.33516242																																																																																																																									
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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 Adjustments Lot Value	<p>660001065 04/21/25</p> <p>660001065_001.JPG 4/22/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,380 / 1,380
Style	100% One Story
HVAC	100% Electric Baseboard
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	1,380 Total
Garage Type	450 Built-In Garage
Remodel	
Year/Eff Age	1979 / 35

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	84.16	Total Misc Impr	+ 14,846	Roofing Adj	+ 3.80	Garage Cost	+ 9,019
Subfloor Adj	+ 2.26	Total RCN	= 178,466	Heat/Cool Adj	+ 0.77	Depreciation (46%)	- 82,094
Plumbing Adj	+ 3.56	Lump Sums	+ 0	Basement Adj	+ 17.47	RCNLD	= 96,372
Adj Base Cost	= 112.03	Lot Value	+ 96,372	Total Area	x 1,380	Indicated Value	= 96,372
Adjusted Cost	= 154,601	Value Per SqFt	69.83	Adjusted Cost	= 154,601	Value Per SqFt	69.83

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	96,372		
Lot Value			
Indicated Value	96,372	69.83	Per SqFt
Agland Value	1,133		
Site Improvements	3,059		
Total Value	100,564	72.87	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,485.02		4,485
PRCH	SLAB PORCH - COVERED	2832	6x6		36	20.76		747
EPSW	ENCLOSED PORCH - SOLID WALL	2833	18x10		180	53.41		9,614



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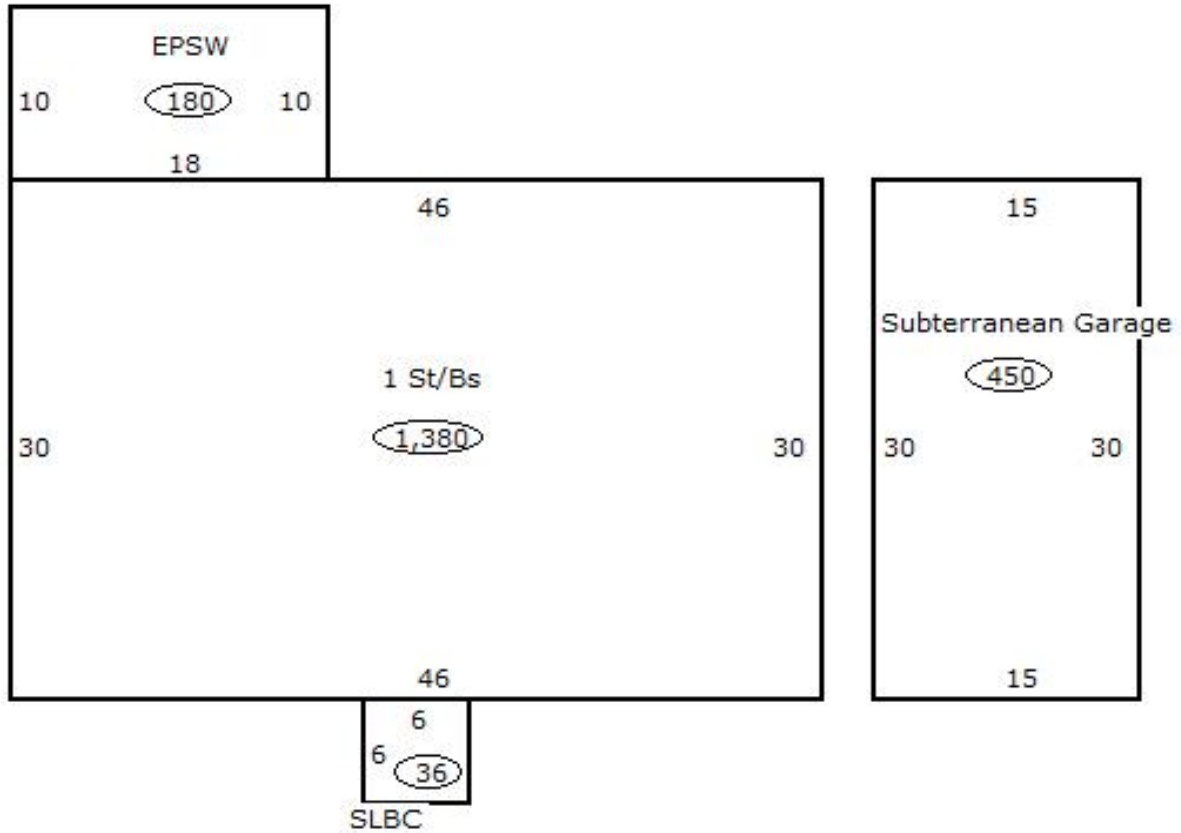
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	36	1.000	36
2	M	EPSW		13	EPSW	180	1.000	180
3	R	1	Basement	13	1 St/Bs	1,380	1.000	1,380
4	G	8		13	Subterranean Garage	450	1.000	450
Total Building Area						1,380		1,380



Rogers


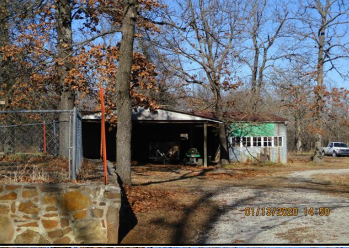

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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			880	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 880)		9,222		9,222	6,917	2,305
	LT	LEAN-TO	0x0x0			400	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 400)		1,168		1,168	876	292
	CP	CARPORT DIRT	0x0x0			440	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (3.50 x 440)		1,540		1,540	1,078	462



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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			5.210	36	36	188	188
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			15.000	63	63	945	945
TMBR Totals						20.210			1,133	1,133
Total Agland						20.210			1,133	1,133