



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	660001066				<p>660001066_001.JPG 4/22/2025</p>																								
Parcel ID	24N18E-01-2-00000-000-0000																												
Cadastral ID	01-24-18-01600																												
Property Type	REAL - Real Property																												
Property Class	RA	VI Area	2																										
Tax Area	14 - CHELSEA RURAL																												
Name ID	335119																												
MORRIS, COLLIN & CARA																													
1314 S 4305 RD																													
BIG CABIN OK 74332-0000																													
Parcel Location																													
Situs	01314 S 4305 RD																												
Subdivision																													
Lot/Block	/	Parcel Size	24.01 - Acres																										
Sec/Twn/Rng	1 / 24 / 18 / 2																												
Neighborhood	4050 - CHELSEA FOYIL RURAL																												
School District	S003 - CHELSEA SCHOOLS																												
Legal Description Lat/Long: 36.59517530 -95.33841188																													
TR IN NE SE NW DESC AS; BEG AT NE/C NW, TH S 1759.43', N 83-52 28W 609.17', TH N 1694.93' TO N/L NW, TH E 605.50' TO POB																													
Building Permits																													
<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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																													
Code	Type	Active	Maximum	Exemption																									
H	Homestead	Yes	1,000	1,000																									
Sale History																													
Bk/Pg	Grantor	Date	Price	Code																									
/	PARAJULI, SUNDAR RAJ	06/30/2021	300,000	YES																									
/	WELLS FARGO BANK NA	07/16/2020	114,500	3																									
/	PILANT, JAMES R &	02/13/2020	0	10																									
1672/490	HOOS, DANIEL T	04/15/2005	135,500	YES																									
1181/556	KINZER, NELL MARSHALL	06/30/1999	105,000	No																									
Parcel Valuation																													
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax																					
Remove Cap	2022	Land Value	2,981	2,981	11%	328	Assessed	12,948	1,071.45																				
Year Frozen	0	Improvements	114,729	114,729		12,620	Penalty	0																					
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-82.00																				
TIF Project ID	0	Total Value	117,710	117,710		12,948	Total Taxable	11,948	989.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																						
2025	2025-660001066	MORRIS, COLLIN & CARA	14	126,993	1000	12,969	1,073.00																						
2024	2024-660001066	MORRIS, COLLIN & CARA	14	146,232	1000	12,926	1,091.00																						
2023	2023-660001066	MORRIS, COLLIN & CARA	14	122,919	1000	12,521	1,067.00																						
2022	2022-660001066	MORRIS, COLLIN & CARA	14	122,911	0	13,520	1,144.00																						
2021	2021-660001066	MORRIS, COLLIN & CARA	14	123,891	0	13,628	1,155.00																						
2020	2020-660001066	PARAJULI, SUNDAR RAJ	14	108,382	0	11,820	1,002.00																						
2019	2019-660001066	PILANT, JAMES R &	14	104,322	0	11,476	986.00																						
2018	2018-660001066	PILANT, JAMES R &	14	109,306	0	11,279	963.00																						
2017	2017-660001066	PILANT, JAMES R &	14	108,242	0	10,950	939.00																						
2016	2016-660001066	PILANT, JAMES R &	14	104,057	0	10,631	926.00																						
2015	2015-660001066	PILANT, JAMES R &	14	103,156	0	10,322	889.00																						
2014	2014-660001066	PILANT, JAMES R &	14	106,570	0	10,021	893.00																						
2013	2013-660001066	PILANT, JAMES R &	14	88,447	0	9,730	863.00																						



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Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE)	
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	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,372 / 1,372
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	704 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1972 / 41

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	104.61	Total Misc Impr	+ 24,985
Roofing Adj	+ 5.19	Garage Cost	+ 17,765
Subfloor Adj	+ 1.18	Total RCN	= 220,644
Heat/Cool Adj	+ 11.24	Depreciation (49%)	- 108,116
Plumbing Adj	+ 7.45	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 112,528
Adj Base Cost	= 129.66	Lot Value	+ 112,528
Total Area	x 1,372	Indicated Value	= 112,528
Adjusted Cost	= 177,894	Value Per SqFt	82.02

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	112,528		
Lot Value			
Indicated Value	112,528	82.02	Per SqFt
Agland Value	2,981		
Site Improvements	2,201		
Total Value	117,710	85.79	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	4,994.06		4,994
PRCH	SLAB PORCH - COVERED	2838	6x6		36	23.68		852
EPSW	ENCLOSED PORCH - SOLID WALL	2839	20x16		320	59.81		19,139



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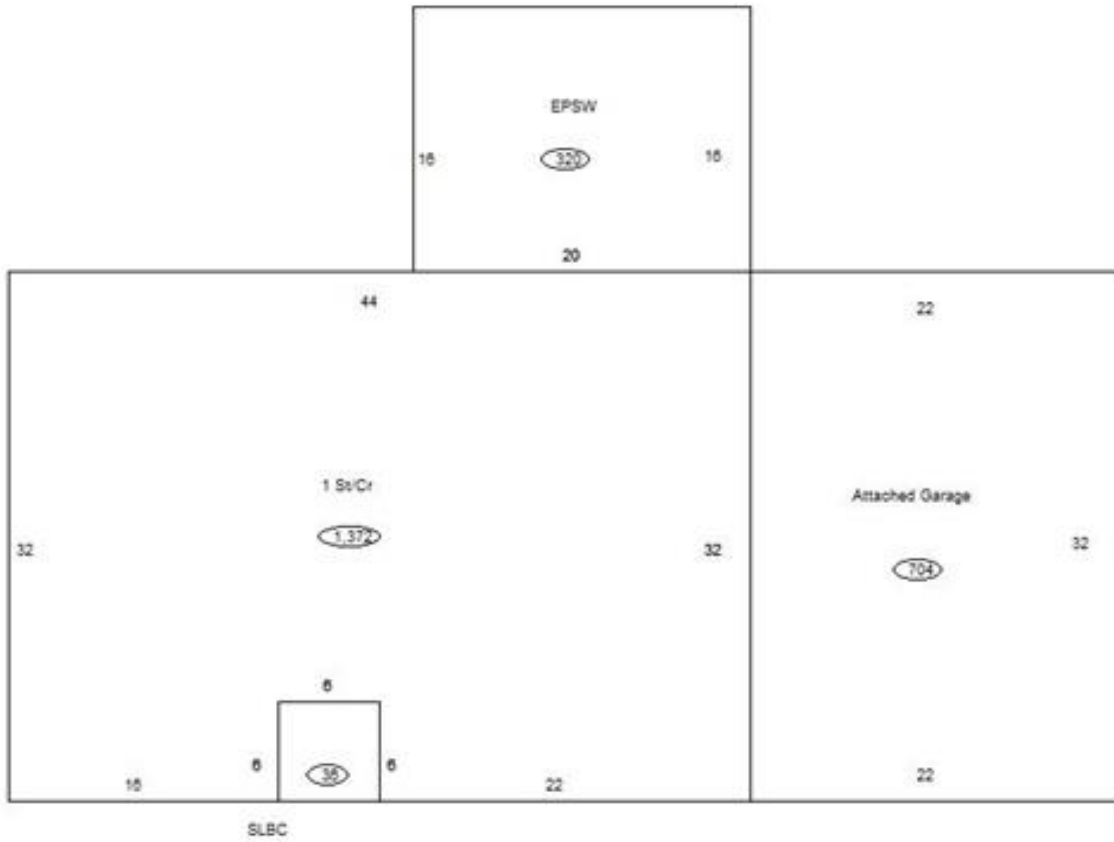
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,372	1.000	1,372
2	G	1		10	Attached Garage	704	1.000	704
3	M	PRCH		10	SLBC	36	1.000	36
4	M	EPSW		10	EPSW	320	1.000	320
Total Building Area						1,372		1,372



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			600
	Qual	3	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)		RCNLD
Base Cost (10.48 x 600)		6,288		6,288 4,087		2,201



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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
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35		0	1.000	98	98	98	98
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35		0	15.000	98	98	1,470	1,470
LKB	LINKER FINE SANDY LOAM 1-	IMP PST	63		0	4.010	176	176	707	707
LKB	LINKER FINE SANDY LOAM 1-	IMP PST	63		0	4.000	176	176	706	706
IMP PST Totals						24.010			2,981	2,981
Total Agland						24.010			2,981	2,981