



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 08:19:48
 Page 1

Assessment Data					Primary Image				
Account	660001756				<p>\\tsclient\C\Users\rln\Pictures\2020-01-14\IMG_0008.JPG 1/17/2020</p>				
Parcel ID	24N18E-02-3-00000-000-0000								
Cadastral ID	02-24-18-00400								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	2						
Tax Area	14 - CHELSEA RURAL								
Name ID	9174								
SMITH, GARY RALPH &									
MELANIE LOUISE									
26109 E 300 RD									
BIG CABIN OK 74332-0000									
Parcel Location									
Situs	26109 E 300 RD								
Subdivision									
Lot/Block	/	Parcel Size	5 - Acres						
Sec/Twn/Rng	2 / 24 / 18 / 3								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description									
Lat/Long: 36.58350175 -95.36143771									
W2 SE SW SW									
Building Permits									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
PD	Add-Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	0	Land Value	55,220	20,593	11%	2,265	Assessed	5,145	425.75
Year Frozen	2014	Improvements	70,210	26,183		2,880	Penalty	0	
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	2,000	-166.00
TIF Project ID	0	Total Value	125,430	46,776	5,145	Total Taxable	3,145	260.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660001756	SMITH, GARY RALPH &	14	143,690	2000	3,145	260.00		
2024	2024-660001756	SMITH, GARY RALPH &	14	147,547	2000	3,145	265.00		
2023	2023-660001756	SMITH, GARY RALPH &	14	119,373	2000	3,145	268.00		
2022	2022-660001756	SMITH, GARY RALPH &	14	89,901	2000	3,145	266.00		
2021	2021-660001756	SMITH, GARY RALPH &	14	91,268	2000	3,145	267.00		
2020	2020-660001756	SMITH, GARY RALPH &	14	85,518	2000	3,146	267.00		
2019	2019-660001756	SMITH, GARY RALPH &	14	82,371	2000	3,146	270.00		
2018	2018-660001756	SMITH, GARY RALPH &	14	86,100	2000	3,146	269.00		
2017	2017-660001756	SMITH, GARY RALPH &	14	85,467	2000	3,145	270.00		
2016	2016-660001756	SMITH, GARY RALPH &	14	66,227	2000	3,146	274.00		
2015	2015-660001756	SMITH, GARY RALPH &	14	65,399	2000	3,145	271.00		
2014	2014-660001756	SMITH, GARY RALPH &	14	63,966	2000	3,145	280.00		
2013	2013-660001756	SMITH, GARY RALPH &	14	63,318	1000	3,996	355.00		



Rogers

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Date 04/17/2026
 Time 08:19:48
 Page 2

Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	5	
Non-Ag Acres	5.0001	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	217,803.00 x .25 = 55,220	
Factor Value		
Adjustments	1.0000	
Lot Value	55,220	

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	1,540 / 1,540
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1955 / 53



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	91,747	59.58	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	83.54	Total Misc Impr	+	6,338	
Roofing Adj	+ 4.45	Garage Cost	+		
Subfloor Adj	+ 2.33	Total RCN	=	152,823	
Heat/Cool Adj	+ 1.62	Depreciation (61%)	-	93,222	
Plumbing Adj	+ 3.19	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	59,601	
Adj Base Cost	= 95.12	Lot Value	+	55,220	
Total Area	x 1,540	Indicated Value	=	114,821	
Adjusted Cost	= 146,485	Value Per SqFt		74.56	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	59,601		
Lot Value	55,220		
Indicated Value	114,821	74.56	Per SqFt
Agland Value			
Site Improvements	10,609		
Total Value	125,430	81.45	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	4563	15x6		90	20.59		1,853



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Date 04/17/2026

Time 08:19:48

Page 3

Sketch Image

660001756



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,540	1.000	1,540
2	M	PRCH		10	SLBC	90	1.000	90
Total Building Area						1,540		1,540



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Date 04/17/2026
 Time 08:19:48
 Page 4

660001756

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,932
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (9.21 x 1,932)		17,794	17,794	8,897	8,897
	STF	STG FAIR	14x20x0			280
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 280)		1,310	1,310	328	982
	LT	LEAN-TO	10x30x0			300
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 300)		876	876	438	438
	LT	LEAN-TO	10x20x0			200
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 200)		584	584	292	292