



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:59:02
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Assessment Data					Primary Image																																																																																																											
Account 660001757 Parcel ID 24N18E-02-4-00000-000-0000 Cadastral ID 02-24-18-00500 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 345194 SHRUM, RON J & KATHY L & REBECCA ROBINSON 26605 E 300 RD BIG CABIN OK 74332-0000 Parcel Location Situs 26605 E 300 RD Subdivision Lot/Block / Parcel Size 50 - Acres Sec/Twn/Rng 2 / 24 / 18 / 4 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																																
Legal Description Lat/Long: 36.58458479 -95.35236889																																																																																																																
SW SE & NW SE SE					Building Permits																																																																																																											
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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	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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	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	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	2,426
Site Improvements	
Total Value	2,426 0.00 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Lot Data	
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 70 x 32
Condition	3.7 - Average
Quality	3.6 - Average
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,240 / 2,240
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1998 / 18

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	34.65	Total Misc Impr	+ 0
Roofing Adj	+ 2.91	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 104,966
Heat/Cool Adj	+ 2.34	Depreciation (50%)	- 52,483
Plumbing Adj	+ 6.96	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 52,483
Adj Base Cost	= 46.86	Lot Value	+ 0
Total Area	x 2,240	Indicated Value	= 52,483
Adjusted Cost	= 104,966	Value Per SqFt	23.43

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	52,483		
Lot Value			
Indicated Value	52,483	23.43	Per SqFt
Agland Value			
Site Improvements			
Total Value	52,483	23.43	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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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		GRM Approach	
Type	6 Mobile Home 68 x 14	GRM Code	
Condition	1 - Low	Gross Rent	0.00
Quality	1 - Low	Indicated Value	
Architecture	6 MS ADJ	Multiple Regression	
Style	100% Single Wide	MRA Code	
Exterior Wall	100% Aluminum Sheet	Adjusted R	
Base/Total Area	952 / 952	Indicated Value	
Style	100% Single Wide	Direct Comparables	
HVAC		Selection Model	1 Res
Roof Cover	14 Metal, Ribbed	Adjustment Model	A2 AO Test
Area on Slab		Comparables	
Fixture/RghIn	/	Indicated Value	
Bed/F/H Bath	/ /	Value Reconciliation	
Basement Area		Selected Approach	Correlated Value
Garage Type		Improvements	5,000
Remodel		Lot Value	
Year/Eff Age	1975 / 71	Indicated Value	5,000 5.25 Per SqFt
		Agland Value	
		Site Improvements	
		Total Value	5,000 5.25 Total Value Per SqFt
Cost Approach		Manual : 01/2025	
Base Cost	29.16	Total Misc Impr	+ 0
Roofing Adj	+ 2.25	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 35,195
Heat/Cool Adj	+ 0.00	Depreciation (80%)	- 28,156
Plumbing Adj	+ 5.56	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 7,039
Adj Base Cost	= 36.97	Lot Value	+ 7,039
Total Area	x 952	Indicated Value	= 7,039
Adjusted Cost	= 35,195	Value Per SqFt	7.39
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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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		0	30.000	36	36	1,080	1,080
HLC	HECTOR-LINKER FINE SANDY	TMBR	35		0	16.000	63	63	1,008	1,008
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47		0	4.000	85	85	338	338
TMBR Totals						50.000			2,426	2,426
Total Agland						50.000			2,426	2,426