



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	660001761				<p>660001761_001.JPG 4/25/2025</p>									
Parcel ID	24N18E-02-2-00000-000-0000													
Cadastral ID	02-24-18-00900													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	2											
Tax Area	14 - CHELSEA RURAL													
Name ID	342618													
ABBOTT, BEN & JEN														
26005 E 295 RD BIG CABIN OK 74332-0000														
Parcel Location														
Situs	26005 E 295 RD													
Subdivision														
Lot/Block	/	Parcel Size	13 - Acres											
Sec/Twn/Rng	2 / 24 / 18 / 2													
Neighborhood	4050 - CHELSEA FOYIL RURAL													
School District	S003 - CHELSEA SCHOOLS													
Legal Description Lat/Long: 36.59103331 -95.36252216														
S2 SW NW LESS TR BEG SW/C E 1320' TO SE/C, N 478.5' SWLY 1403 36' 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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	No	1,000		/	OSBORN, CHRISTOPHER &	09/28/2023	285,000	YES					
					/	CAMPBELL, THOMAS F	05/04/2020	175,500	YES					
					/	CAMPBELL, THOMAS F & DEBBIE K	07/18/2019	0	4					
					1107/862	HONEGGER, GARY A	04/10/1998	120,000	Yes					
					894/254	ENGLAND, JOHNNY LEE	09/23/1992	70,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax						
Remove Cap	2024	Land Value	101,767	101,767	11%	11,194	Assessed	30,318	2,508.81					
Year Frozen	0	Improvements	173,851	173,851		19,124	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00					
TIF Project ID	0	Total Value	275,618	275,618		30,318	Total Taxable	29,318	2,426.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660001761	ABBOTT, BEN & JEN	14	278,604	1000	29,646	2,453.00							
2024	2024-660001761	ABBOTT, BEN & JEN	14	287,789	1000	30,656	2,587.00							
2023	2023-660001761	ABBOTT, BEN & JEN	14	179,613	0	19,757	1,684.00							
2022	2022-660001761	OSBORN, CHRISTOPHER &	14	177,111	0	19,483	1,648.00							
2021	2021-660001761	OSBORN, CHRISTOPHER &	14	176,648	0	19,432	1,647.00							
2020	2020-660001761	OSBORN, CHRISTOPHER &	14	177,507	1000	18,345	1,556.00							
2019	2019-660001761	CAMPBELL, THOMAS F	14	170,743	1000	17,782	1,527.00							
2018	2018-660001761	CAMPBELL, THOMAS F & DEBBIE K	14	177,001	1000	18,229	1,557.00							
2017	2017-660001761	CAMPBELL, THOMAS F & DEBBIE K	14	175,738	1000	17,670	1,515.00							
2016	2016-660001761	CAMPBELL, THOMAS F & DEBBIE K	14	171,972	1000	17,126	1,493.00							
2015	2015-660001761	CAMPBELL, THOMAS F & DEBBIE K	14	170,364	1000	16,598	1,430.00							
2014	2014-660001761	CAMPBELL, THOMAS F & DEBBIE K	14	169,474	1000	16,085	1,433.00							
2013	2013-660001761	CAMPBELL, THOMAS F & DEBBIE K	14	161,528	1000	15,588	1,383.00							



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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	13	
Non-Ag Acres	12.9561	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	564,369.00 x .27 = 151,012	
Factor Value		
Adjustments	0.6739	
Lot Value	101,767	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,184 / 2,184
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,184
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1974 / 39

Cost Approach		Manual : 01/2025	
Base Cost	106.94	Total Misc Impr	+ 17,058
Roofing Adj	+ 4.45	Garage Cost	+
Subfloor Adj	+ -2.38	Total RCN	= 293,465
Heat/Cool Adj	+ 12.39	Depreciation (46%)	- 134,994
Plumbing Adj	+ 5.16	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 158,471
Adj Base Cost	= 126.56	Lot Value	+ 101,767
Total Area	x 2,184	Indicated Value	= 260,238
Adjusted Cost	= 276,407	Value Per SqFt	119.16

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	197,364 90.37 Per SqFt

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

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	158,471
Lot Value	101,767
Indicated Value	260,238 119.16 Per SqFt
Agland Value	
Site Improvements	15,380
Total Value	275,618 126.20 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	5,503.09		5,503
PRCH	SLAB PORCH - COVERED	4571	30x7		210	25.74		5,405
PATO	SLAB PORCH - OPEN	4572	20x12		240	9.68		2,323
PATO	SLAB PORCH - OPEN	4573	454		454	8.43		3,827



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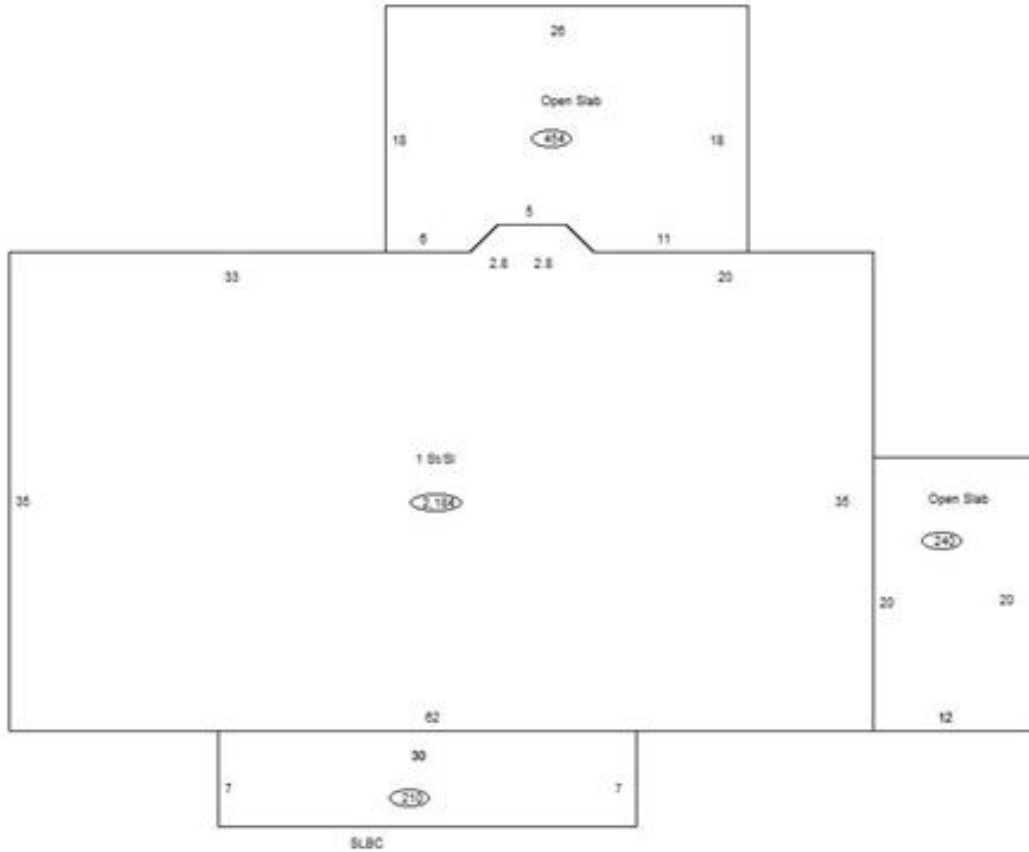
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,184	1.000	2,184
2	M	PRCH		10	SLBC	210	1.000	210
3	M	PATO		10	Open Slab	240	1.000	240
4	M	PATO		10	Open Slab	454	1.000	454
Total Building Area						2,184		2,184



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,500	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
		Base Cost (28.71 x 1,500)	43,065		43,065	27,992	15,073
	LF	LOAFING SHED	10x16x0			160	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 160)	682		682	375	307
	CKCP	Chicken Coop	0x0x0				
	Qual		Cond	Year	Eff Age		
				0			
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD		
		Base Cost (6.59 x)					
	CKCP	Chicken Coop	0x0x0				
	Qual		Cond	Year	Eff Age		
				0			
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD		
		Base Cost (6.59 x)					
	CKCP	Chicken Coop	0x0x0				
	Qual		Cond	Year	Eff Age		
				0			
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD		
		Base Cost (6.59 x)					
	CKCP	Chicken Coop	0x0x0				
	Qual		Cond	Year	Eff Age		
				0			
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD		
		Base Cost (6.59 x)					