



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 660001763 Parcel ID 24N18E-02-1-00000-000-0000 Cadastral ID 02-24-18-01100 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 298043 ATCHLEY, TED & RONNA JONES 26497 E 295 RD BIG CABIN OK 74332-0000 Parcel Location Situs 26497 E 295 RD Subdivision Lot/Block / Parcel Size 2.75 - Acres Sec/Twn/Rng 2 / 24 / 18 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p style="text-align: center;">660001763 04/23/25</p> <p>660001763_001.JPG 4/25/2025</p>																								
Legal Description Lat/Long: 36.59352122 -95.35405339																													
TR IN W2 W2 NE, BEG AT SW CORNER OF NE/4 TH N00-00-00E ALG W LINE OF NE/4 1492.52' TH S89-50-07E 212.27' TO POB TH S00-00 00E 425.13' TH N55-24-00E 533.94' TH N00-00-00E 120.68' TH N89-50 07W 439.51 MORE OR LESS 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> </tbody> </table>					Number	Description	Opened	Closed	Amount															
Number	Description	Opened	Closed	Amount																									
Exemptions					Sale History																								
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																				
H	Homestead	No	1,000		1959/462	BUSBY, CLINT & DARLA	06/06/2008	28,000	YES																				
					1545/4	ATCHLEY, TED J SR &	11/18/2003	0																					
					1462/584	BUSBY, CLINT & DARLA	03/27/2003	25,500	YES																				
					884/668	MARTIN, RAY E	06/25/1991	0	No																				
Parcel Valuation																													
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax																				
Remove Cap	2009		Land Value	33,554	29,421	11%	3,236	Assessed	4,906																				
Year Frozen	0		Improvements	28,313	15,180		1,670	Penalty	0																				
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0																				
TIF Project ID	0		Total Value	61,867	44,601		4,906	Total Taxable	4,906																				
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-660001763	ATCHLEY, TED &			14	69,719	0	4,672	387.00																				
2024	2024-660001763	ATCHLEY, TED &			14	71,616	0	4,449	375.00																				
2023	2023-660001763	ATCHLEY, TED &			14	69,587	0	4,238	361.00																				
2022	2022-660001763	ATCHLEY, TED &			14	48,127	0	4,037	342.00																				
2021	2021-660001763	ATCHLEY, TED &			14	35,372	0	3,844	326.00																				
2020	2020-660001763	ATCHLEY, TED &			14	35,176	0	3,661	310.00																				
2019	2019-660001763	ATCHLEY, TED &			14	31,700	0	3,488	300.00																				
2018	2018-660001763	ATCHLEY, TED &			14	32,048	0	3,396	290.00																				
2017	2017-660001763	ATCHLEY, TED &			14	31,804	0	3,234	277.00																				
2016	2016-660001763	ATCHLEY, TED &			14	32,176	0	3,081	269.00																				
2015	2015-660001763	ATCHLEY, TED &			14	33,457	0	2,934	253.00																				
2014	2014-660001763	ATCHLEY, TED &			14	25,400	0	2,794	249.00																				
2013	2013-660001763	ATCHLEY, TED &			14	25,400	1000	1,794	159.00																				



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Lot Data		Square-Foot - NBHD 4050 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	2.75							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	123,156.00 x .27 = 33,554							
Factor Value				660001763_001.JPG 4/25/2025				
Adjustments	1.0000			GRM Approach				
Lot Value	33,554			GRM Code				
Residential Data				Gross Rent 0.00				
Type				Indicated Value				
Condition	-			Multiple Regression				
Quality	-			MRA Code				
Architecture				Adusted R				
Style				Indicated Value				
Exterior Wall				Direct Comparables				
Base/Total Area /				Selection Model 1 Res				
Style				Adjustment Model A2 AO Test				
HVAC				Comparables				
Roof Cover				Indicated Value				
Area on Slab				Value Reconciliation				
Fixture/RghIn /				Selected Approach Cost Approach				
Bed/F/H Bath / /				Improvements 19,316				
Basement Area				Lot Value 33,554				
Garage Type				Indicated Value 52,870 0.00 Per SqFt				
Remodel				Agland Value				
Year/Eff Age /				Site Improvements 8,997				
Cost Approach				Total Value 61,867 0.00 Total Value Per SqFt				
Manual : 01/2025								
Base Cost	0.00	Total Misc Impr	+ 19,316					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 19,316					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 19,316					
Adj Base Cost	= 0.00	Lot Value	+ 33,554					
Total Area	x	Indicated Value	= 52,870					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL		288		288	67.07		19,316



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		0x0x0			432
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (10.48 x 432) 4,527			4,527	4,527



BARN BARN		0x0x0			600
Qual 3	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD	
Base Cost (10.48 x 600) 6,288			6,288	4,716	1,572



BARN BARN		0x0x0			3,600
Qual 3	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD	
Base Cost (8.25 x 3,600) 29,700			29,700	22,275	7,425