




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 04:12:23  
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Assessment Data					Primary Image									
Account	660001765				 <p>660001765 04/23/25</p> <p>660001765_003.JPG 4/25/2025</p>									
Parcel ID	24N18E-02-1-00000-000-0000													
Cadastral ID	02-24-18-01120													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	2											
Tax Area	14 - CHELSEA RURAL													
Name ID	282320													
ATCHLEY, TED J SR &														
RONNA F JONES														
26497 E 295 RD														
BIG CABIN OK 74332-9615														
Parcel Location														
Situs	26497 E 295 RD													
Subdivision														
Lot/Block	/	Parcel Size	2.53 - Acres											
Sec/Twn/Rng	2 / 24 / 18 / 1													
Neighborhood	4050 - CHELSEA FOYIL RURAL													
School District	S003 - CHELSEA SCHOOLS													
Legal Description														
Lat/Long: 36.59327511 -95.35503481														
TR IN W2 W2 NE, BEG SW/C NE, N 1492.52' TO POB, E 212.27', S 425 13', S 59-16 W 241.40' N 549.13' 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> </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										
1545/3	BUSBY, CLINT & DARLA	11/18/2003	0											
1155/488	BOWMAN, ROBBY	02/04/1999	17,000	Yes										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax						
Remove Cap	2000	Land Value	34,059	29,189	11%	3,211	Assessed	6,753	558.81					
Year Frozen	0	Improvements	0	0	0	Penalty	0							
Uncapped Value	0	Mobile Home	32,202	32,202	3,542	Exemption	1,000	-83.00						
TIF Project ID	0	Total Value	66,261	61,391	6,753	Total Taxable	5,753	476.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660001765	ATCHLEY, TED J SR &	14	67,568	1000	5,557	460.00							
2024	2024-660001765	ATCHLEY, TED J SR &	14	68,579	1000	5,366	453.00							
2023	2023-660001765	ATCHLEY, TED J SR &	14	70,333	1000	5,180	442.00							
2022	2022-660001765	ATCHLEY, TED J SR &	14	54,546	1000	5,000	423.00							
2021	2021-660001765	ATCHLEY, TED J SR &	14	55,480	1000	5,103	433.00							
2020	2020-660001765	ATCHLEY, TED J SR &	14	60,541	1000	5,434	461.00							
2019	2019-660001765	ATCHLEY, TED J SR &	14	56,792	1000	5,247	451.00							
2018	2018-660001765	ATCHLEY, TED J SR &	14	58,758	1000	5,463	467.00							
2017	2017-660001765	ATCHLEY, TED J SR &	14	58,415	1000	5,426	465.00							
2016	2016-660001765	ATCHLEY, TED J SR &	14	60,876	1000	5,591	487.00							
2015	2015-660001765	ATCHLEY, TED J SR &	14	60,232	1000	5,399	465.00							
2014	2014-660001765	ATCHLEY, TED J SR &	14	56,482	1000	5,213	464.00							
2013	2013-660001765	ATCHLEY, TED J SR &	14	26,723	0	2,940	261.00							



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Lot Data		Square-Foot - NBHD 4050 #1		Primary Image				
Lot Size				<p>660001765 04/23/25</p> <p>660001765_003.JPG 4/25/2025</p>				
Lot Count								
Units Buildable	2.53							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	98,017.00 x .35 = 34,059							
Factor Value								
Adjustments	1.0000							
Lot Value	34,059							
<b>Residential Data</b>								
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	/							
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
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	+ 34,059					
Total Area	x	Indicated Value	= 34,059					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				<b>GRM Approach</b>				
				GRM Code				
				Gross Rent	0.00			
				Indicated Value				
				<b>Multiple Regression</b>				
				MRA Code				
				Adusted R				
				Indicated Value				
				<b>Direct Comparables</b>				
				Selection Model	1 Res			
				Adjustment Model	A2 AO Test			
				Comparables				
				Indicated Value				
				<b>Value Reconciliation</b>				
				Selected Approach	Cost Approach			
				Improvements				
				Lot Value	34,059			
				Indicated Value	34,059 0.00 Per SqFt			
				Agland Value				
				Site Improvements				
				Total Value	34,059 0.00 Total Value Per SqFt			
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	20x28x0			560
	Qual 2	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 560)	2,621		2,621	2,621



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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		<b>GRM Approach</b>	
Type	6 Mobile Home 84 x 16	GRM Code	
Condition	3 - Average	Gross Rent	0.00
Quality	3 - Average	Indicated Value	
Architecture	6 MS ADJ	Multiple Regression	
Style	100% Single Wide	MRA Code	
Exterior Wall	100% Frame, Siding, Vinyl	Adjusted R	
Base/Total Area	1,344 / 1,344	Indicated Value	
Style	100% Single Wide	Direct Comparables	
HVAC	100% Warmed & Cooled Air	Selection Model	1 Res
Roof Cover	1 Composition Shingle	Adjustment Model	A2 AO Test
Area on Slab		Comparables	
Fixture/RghIn	/	Indicated Value	
Bed/F/H Bath	/ /	Value Reconciliation	
Basement Area		Selected Approach	Cost Approach
Garage Type		Improvements	32,202
Remodel		Lot Value	
Year/Eff Age	2011 / 11	Indicated Value	32,202 23.96 Per SqFt
		Agland Value	
		Site Improvements	
		Total Value	32,202 23.96 Total Value Per SqFt
Cost Approach		Manual : 01/2025	
Base Cost	34.38	Total Misc Impr	+ 0
Roofing Adj	+ 2.63	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 64,404
Heat/Cool Adj	+ 3.17	Depreciation ( 50%)	- 32,202
Plumbing Adj	+ 7.75	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 32,202
Adj Base Cost	= 47.92	Lot Value	+ 32,202
Total Area	x 1,344	Indicated Value	= 32,202
Adjusted Cost	= 64,404	Value Per SqFt	23.96
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value