



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	660002631								
Parcel ID	24N18E-03-4-00000-000-0000								
Cadastral ID	03-24-18-01400								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	14 - CHELSEA RURAL								
Name ID	257850								
WILES, JIM &									
TAMMY									
1704 S 4290 RD									
BIG CABIN OK 74332-0000									
Parcel Location									
Situs	01504 S 4290 RD								
Subdivision									
Lot/Block	/	Parcel Size	50 - Acres						
Sec/Twn/Rng	3 / 24 / 18 / 4								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
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Legal Description Lat/Long: 36.58750897 -95.36676079									
Building Permits									
NE SE & NW SE SE									
Number	Description	Opened	Closed	Amount					
R23	R24 REMODEL PER OWNER	09/2023							
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	GANN, JAMES M & ROSEMARY	06/12/2023	325,000	21
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	2024	Land Value	3,906	3,906	11%	430	Assessed	4,308	356.49
Year Frozen	2012	Improvements	35,248	35,248		3,878	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	39,154	39,154		4,308	Total Taxable	4,308	356.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660002631	WILES, JIM &	14	38,367	0	4,221	349.00		
2024	2024-660002631	WILES, JIM &	14	40,162	0	4,418	373.00		
2023	2023-660002631	WILES, JIM &	14	76,491	1000	6,004	512.00		
2022	2022-660002631	GANN, JAMES M & ROSEMARY	14	77,377	1000	6,004	508.00		
2021	2021-660002631	GANN, JAMES M & ROSEMARY	14	80,192	1000	6,003	509.00		
2020	2020-660002631	GANN, JAMES M & ROSEMARY	14	80,585	1000	6,003	509.00		
2019	2019-660002631	GANN, JAMES M & ROSEMARY	14	77,693	1000	6,003	516.00		
2018	2018-660002631	GANN, JAMES M & ROSEMARY	14	84,552	1000	6,003	513.00		
2017	2017-660002631	GANN, JAMES M & ROSEMARY	14	83,780	1000	6,003	515.00		
2016	2016-660002631	GANN, JAMES M & ROSEMARY	14	78,768	1000	6,003	523.00		
2015	2015-660002631	GANN, JAMES M & ROSEMARY	14	76,023	1000	6,004	517.00		
2014	2014-660002631	GANN, JAMES M & ROSEMARY	14	78,748	1000	6,004	535.00		
2013	2013-660002631	GANN, JAMES M & ROSEMARY	14	75,265	1000	6,003	533.00		



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Lot Data	
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	



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Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,438 / 1,438
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	4 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1978 / 67

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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	26,652		
Lot Value			
Indicated Value	26,652	18.53	Per SqFt
Agland Value	3,906		
Site Improvements	8,596		
Total Value	39,154	27.23	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	90.10	Total Misc Impr	+	324
Roofing Adj	+ 3.63	Garage Cost	+	
Subfloor Adj	+ 2.33	Total RCN	=	143,951
Heat/Cool Adj	+ 0.69	Depreciation (87%)	-	125,237
Plumbing Adj	+ 3.14	Lump Sums	+	7,938
Basement Adj	+ 0.00	RCNLD	=	26,652
Adj Base Cost	= 99.88	Lot Value	+	
Total Area	x 1,438	Indicated Value	=	26,652
Adjusted Cost	= 143,627	Value Per SqFt		18.53

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	6834	6x3		18	18.00		324
WODC	WOOD DECK - COVERED	114892	26x14		364	23.20	6%	7,938



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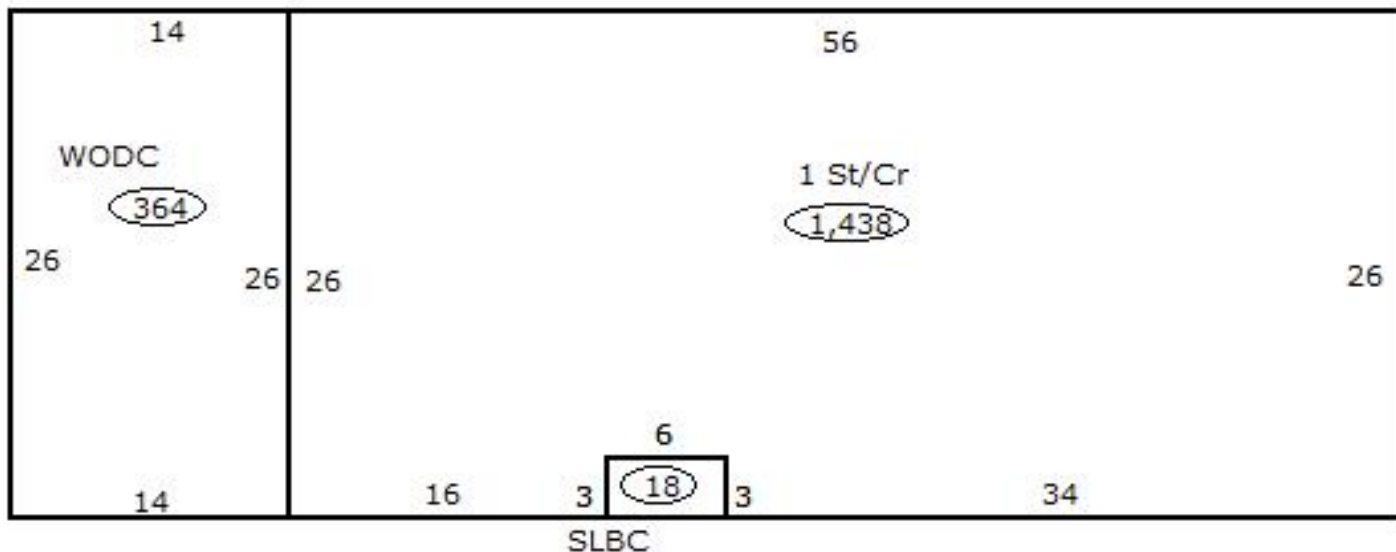
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,438	1.000	1,438
2	M	PRCH		13	SLBC	18	1.000	18
3	M	WODC		13	WODC	364	1.000	364
Total Building Area						1,438		1,438



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			940
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 940)		29,403	29,403	22,052	7,351
	LF	LOAFING SHED	26x14x0			364
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 364)		1,551	1,551	620	931
	STF	STG FAIR	12x14x0			168
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 168)		786	786	472	314



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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	3.000	36	36	108	108
HC	HECTOR STONY SANDY LOAM	TMBR	20		0	4.000	36	36	144	144
HLC	HECTOR-LINKER FINE SANDY	TMBR	35		0	25.000	63	63	1,575	1,575
HLC	HECTOR-LINKER FINE SANDY	TMBR	35		0	3.000	63	63	189	189
LKB	LINKER FINE SANDY LOAM 1-	TMBR	63		0	7.000	113	113	794	794
LKB	LINKER FINE SANDY LOAM 1-	TMBR	63		0	3.000	113	113	340	340
TMBR Totals						45.000			3,150	3,150
LKB	LINKER FINE SANDY LOAM 1-	NTV PST	63		0	5.000	151	151	756	756
NTV PST Totals						5.000			756	756
Total Agland						50.000			3,906	3,906