



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 660011343 Parcel ID 24N18E-10-1-00000-000-0000 Cadastral ID 10-24-18-00100 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 309831 WELCH, ELMER JR & KRISTI 2212 S 4290 RD BIG CABIN OK 74332-0000 Parcel Location Situs 02212 S 4290 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 10 / 24 / 18 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.57989980 -95.36648032																																																																																																																									
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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	



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2024-2-13\IMG_000 2/13/2024

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Rustic Log
Base/Total Area	1,105 / 1,658
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1984 / 42

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	92,488		
Lot Value			
Indicated Value	92,488	55.78	Per SqFt
Agland Value	966		
Site Improvements	7,316		
Total Value	100,770	60.78	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	81.71	Total Misc Impr	+	10,910
Roofing Adj	+ 2.72	Garage Cost	+	
Subfloor Adj	+ 1.59	Total RCN	=	182,662
Heat/Cool Adj	+ 10.09	Depreciation (52%)	-	94,984
Plumbing Adj	+ 7.47	Lump Sums	+	4,810
Basement Adj	+ 0.00	RCNLD	=	92,488
Adj Base Cost	= 103.59	Lot Value	+	
Total Area	x 1,658	Indicated Value	=	92,488
Adjusted Cost	= 171,752	Value Per SqFt		55.78

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,485.02		4,485
PRCH	SLAB PORCH - COVERED	26700	29x8		232	20.16		4,677
EPSW	ENCLOSED PORCH - SOLID WALL	26701	8x4		32	54.61		1,748
BALW	BALCONY - WOOD	26702	14x14		196	24.54		4,810



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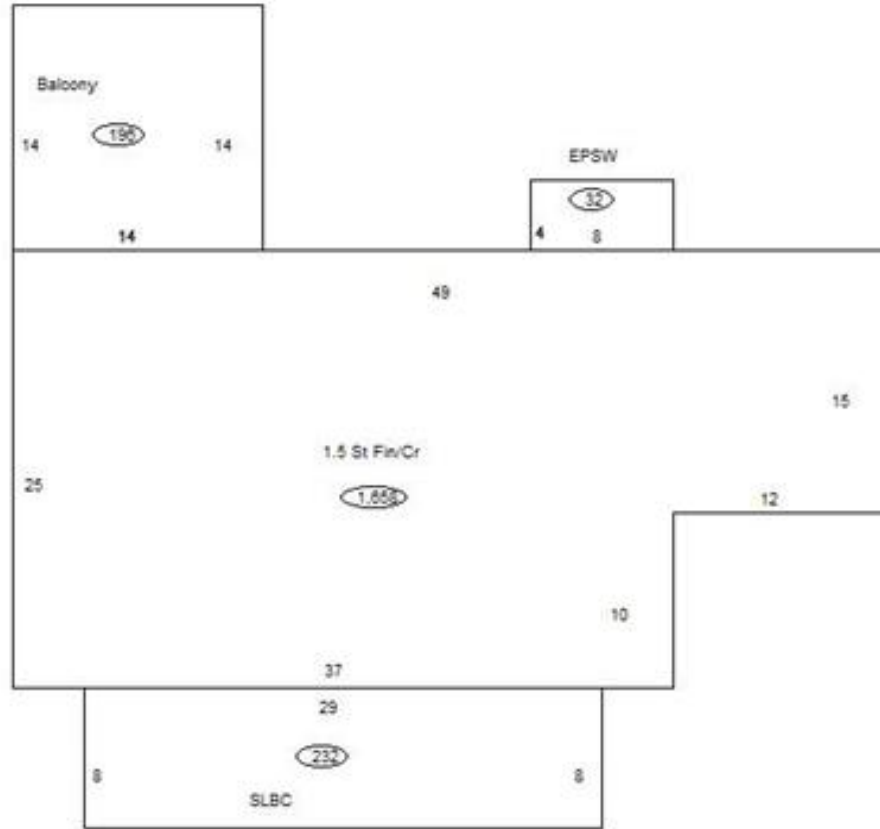
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	1,105	1.500	1,658
2	M	PRCH		10	SLBC	232	1.000	232
3	M	EPSW		10	EPSW	32	1.000	32
4	M	BALW		10	Balcony	196	1.000	196
Total Building Area						1,105		1,658



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LT	LEAN-TO	0x0x0			160	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (30% Phys/ % Func)	RCNLD
		Base Cost (2.92 x 160)	467		467	140	327
	DTGF	DETACHED GARAGE FAIR	0x0x0			624	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (30% Phys/ % Func)	RCNLD
		Base Cost (16.00 x 624)	9,984		9,984	2,995	6,989



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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	14.000	36	36	504	504
HLC	HECTOR-LINKER FINE SANDY	TMBR	35		0	2.000	63	63	126	126
TMBR Totals						16.000			630	630
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35		0	4.000	84	84	336	336
NTV PST Totals						4.000			336	336
Total Agland						20.000			966	966