



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 10:40:26
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Assessment Data					Primary Image																																																																																																																				
Account 660012275 Parcel ID 24N18E-11-3-00000-000-0000 Cadastral ID 11-24-18-00400 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 348443 WILES, DAVID J & KRISTINA KING 2511 S 4290 RD BIG CABIN OK 74332-0000 Parcel Location Situs 02511 S 4290 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 11 / 24 / 18 / 3 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p style="text-align: right;">2/29/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.57211439 -95.36125448																																																																																																																									
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Lot Data - 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	



Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,332 / 1,712
Style	100% 1 1/2 Story Finished
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 86

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	

Cost Approach		Manual : 01/2025	
Base Cost	76.79	Total Misc Impr	+ 14,404
Roofing Adj	+ 3.11	Garage Cost	+
Subfloor Adj	+ 1.79	Total RCN	= 167,560
Heat/Cool Adj	+ 4.90	Depreciation (80%)	- 134,048
Plumbing Adj	+ 2.87	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 33,512
Adj Base Cost	= 89.46	Lot Value	+
Total Area	x 1,712	Indicated Value	= 33,512
Adjusted Cost	= 153,156	Value Per SqFt	19.57

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	33,512		
Lot Value			
Indicated Value	33,512	19.57	Per SqFt
Agland Value	980		
Site Improvements	2,012		
Total Value	36,504	21.32	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	29300	292		292	19.97		5,831
EPSW	ENCLOSED PORCH - SOLID WALL	29301	20x8		160	53.58		8,573



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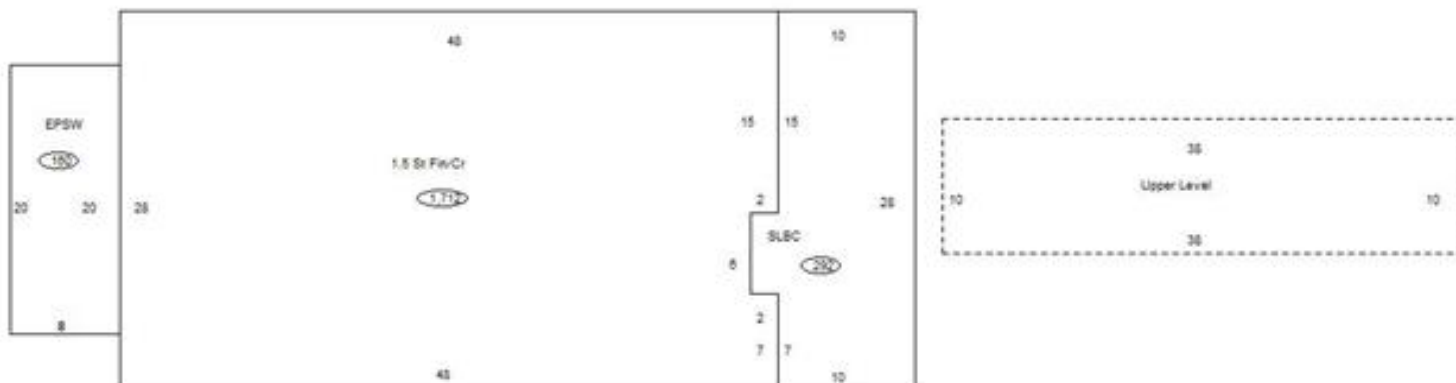
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Sketch Image

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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	1,332	1.285	1,712
2	M	PRCH		10	SLBC	292	1.000	292
3	M	EPSW		10	EPSW	160	1.000	160
4	U	^UL	Overhang	10	Upper Level	380	1.000	380
Total Building Area						1,332		1,712



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN Qual 3	BARN Cond 3	40x24x0 Year	Eff Age	Metal	960
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (10.48 x 960)		10,061		10,061	8,049	2,012
	STF Qual 2	STG FAIR Cond	0x0x0 Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						



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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
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35			10.000	98	98	980	980
IMP PST Totals						10.000			980	980
Total Agland						10.000			980	980