



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 04:21:36
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Assessment Data					Primary Image																																																																																																																				
Account 660012276 Parcel ID 24N18E-11-2-00000-000-0000 Cadastral ID 11-24-18-00500 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 349175 YANG, NGIA & CHEE MENG LEE 2493 S 4290 RD BIG CABIN OK 74332-0000 Parcel Location Situs 02493 S 4290 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 11 / 24 / 18 / 2 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.57583204 -95.36307401																																																																																																																									
S2 SW SW NW					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>CV20</td> <td>CV23-POSS. MED MARI GROWER-OU</td> <td>09/2020</td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	CV20	CV23-POSS. MED MARI GROWER-OU	09/2020																																																																																																								
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Lot Data		Square-Foot - NBHD 4050 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	5							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	225,736.00 x .25 = 57,304							
Factor Value								
Adjustments	1.0000							
Lot Value	57,304							
Residential Data				2/29/2024				
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent				
Architecture				Indicated Value				
Style				0.00				
Exterior Wall				Multiple Regression				
Base/Total Area /				MRA Code				
Style				Adusted R				
HVAC				Indicated Value				
Roof Cover				Direct Comparables				
Area on Slab				Selection Model				
Fixture/RghIn /				Adjustment Model				
Bed/F/H Bath / /				Comparables				
Basement Area				Indicated Value				
Garage Type				1 Res				
Remodel				A2 AO Test				
Year/Eff Age /								
Cost Approach		Manual : 01/2025		Value Reconciliation				
Base Cost	0.00	Total Misc Impr	+ 0	Selected Approach Cost Approach				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Improvements				
Subfloor Adj	+ 0.00	Total RCN	= 0	Lot Value				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0	Indicated Value				
Plumbing Adj	+ 0.00	Lump Sums	+ 0	Agland Value				
Basement Adj	+ 0.00	RCNLD	= 0	Site Improvements				
Adj Base Cost	= 0.00	Lot Value	+ 57,304	Total Value				
Total Area	x	Indicated Value	= 57,304	57,304	0.00 Per SqFt			
Adjusted Cost	= 0	Value Per SqFt	0.00	57,304	0.00 Total Value Per SqFt			
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Assessment Property Record Card for Tax Year 2026

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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (11.51 x)					



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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		<p>\\tsclient\C\Users\rln\Pictures\2020-01-27\IMG_0072.JPG 1/28/2020</p>																																														
Residential Data Type 6 Mobile Home 56 x 16 Condition 2 - Fair Quality 3 - Average Architecture 6 MS ADJ Style 100% Single Wide Exterior Wall 100% Frame, Siding, Vinyl Base/Total Area 896 / 896 Style 100% Single Wide HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 0 Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age 2009 / 17																																																
Cost Approach Manual : 01/2025		GRM Approach GRM Code Gross Rent 0.00 Indicated Value																																														
<table border="0"> <tr> <td>Base Cost</td><td>38.97</td> <td>Total Misc Impr</td><td>+</td><td>0</td> </tr> <tr> <td>Roofing Adj</td><td>+ 2.98</td> <td>Garage Cost</td><td>+</td><td></td> </tr> <tr> <td>Subfloor Adj</td><td>+ 0.00</td> <td>Total RCN</td><td>=</td><td>52,255</td> </tr> <tr> <td>Heat/Cool Adj</td><td>+ 4.73</td> <td>Depreciation (56%)</td><td>-</td><td>29,263</td> </tr> <tr> <td>Plumbing Adj</td><td>+ 11.63</td> <td>Lump Sums</td><td>+</td><td>0</td> </tr> <tr> <td>Basement Adj</td><td>+ 0.00</td> <td>RCNLD</td><td>=</td><td>22,992</td> </tr> <tr> <td>Adj Base Cost</td><td>= 58.32</td> <td>Lot Value</td><td>+</td><td></td> </tr> <tr> <td>Total Area</td><td>x 896</td> <td>Indicated Value</td><td>=</td><td>22,992</td> </tr> <tr> <td>Adjusted Cost</td><td>= 52,255</td> <td>Value Per SqFt</td><td></td><td>25.66</td> </tr> </table>		Base Cost	38.97	Total Misc Impr	+	0	Roofing Adj	+ 2.98	Garage Cost	+		Subfloor Adj	+ 0.00	Total RCN	=	52,255	Heat/Cool Adj	+ 4.73	Depreciation (56%)	-	29,263	Plumbing Adj	+ 11.63	Lump Sums	+	0	Basement Adj	+ 0.00	RCNLD	=	22,992	Adj Base Cost	= 58.32	Lot Value	+		Total Area	x 896	Indicated Value	=	22,992	Adjusted Cost	= 52,255	Value Per SqFt		25.66	Multiple Regression MRA Code Adjusted R Indicated Value	
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		Direct Comparables Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value																																														
		Value Reconciliation Selected Approach Cost Approach Improvements 22,992 Lot Value Indicated Value 22,992 25.66 Per SqFt Aground Value Site Improvements Total Value 22,992 25.66 Total Value Per SqFt																																														
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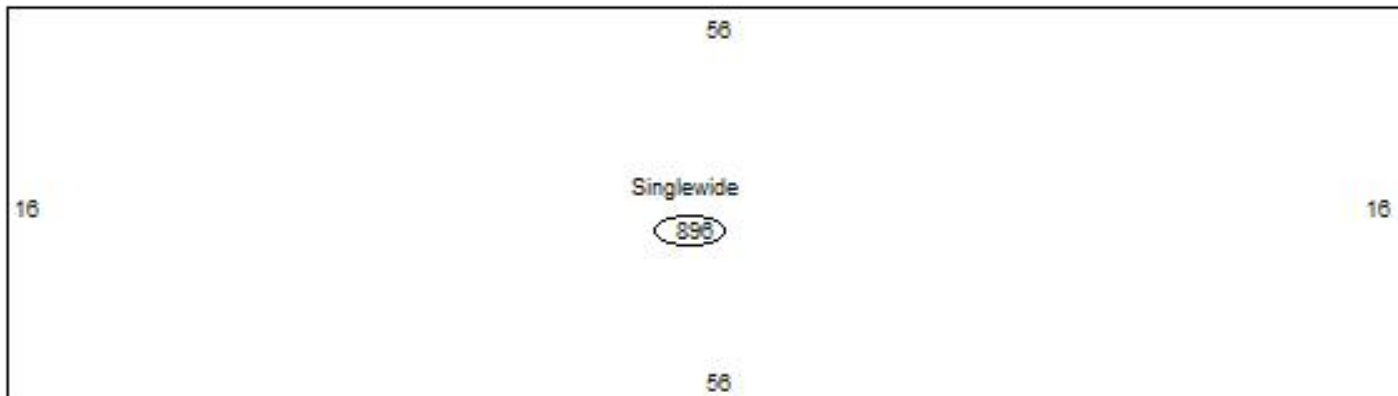
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	896	1.000	896
Total Building Area						896		896



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Lot Data	Primary Image
Lot Size x Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Value Model Value Method Base Lot Value x .00 = Factor Value 0 Adjustments Lot Value	<div style="border: 1px solid black; padding: 5px;"> Image Information Image ID Image Date Name Description </div>
Cost Approach Manual Date 01/2025 Total Building Area 4,800 Total Base Value 25,200 Modifier Value Misc Improvements Replacement Cost New 25,200 Phys/Func Depreciation Loss () RCN Less Phys/Func 12,600 Economic Depreciation RCNLD (All Sources) 12,600 Depreciated Improvements Outbuilding Value Total Improvement Value 12,600 Land Value Cost Approach Value 12,600 2.63/SqFt	
Income Approach Potential Gross Income (PGI) Vacancy & Collection Loss Miscellaneous Income Effective Gross Income (EGI) Total Expenses Net Operating Income (NOI) Income Capitalization Rate Indicated Value 0.00	



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Parcel ID 24N18E-11-2-00000-000-0000
Cadastral ID 11-24-18-00500

Tax Area Code 14
Property Class RR
Owners Name YANG, NGIA &

Building Data

Building ID 4968
Building Sequence 1
Occupancy 1 171 Institutional Greenhouse, Medium 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,400
Average Perimeter
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 2022
Effective Age 3
Construction Class 1 - Residential Stud Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 199 - N/A
Heating/Cooling 15 - No HVAC
Roof Type
Roof Cover
Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 5.25
Wall Cost 0.00
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 5.25
Total Area 2,400
Base RCN 12,600
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 12,600
Physical Depreciation 50%
Functional Depreciation
Total Depreciation 50% (6,300)
Total RCNLD 6,300
Lump Sums
Total Building Value 6,300 \$ 2.63 Per SqFt



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 Parcel ID 24N18E-11-2-00000-000-0000
 Cadastral ID 11-24-18-00500

Tax Area Code 14
 Property Class RR
 Owners Name YANG, NGIA &

Building Data

Building ID 4967
 Building Sequence 2
 Occupancy 1 171 Institutional Greenhouse, Medium 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 2,400
 Average Perimeter
 Number Of Storys 1.00
 Average Wall Ht 8.00
 Year Built 2022
 Effective Age 3
 Construction Class 1 - Residential Stud Frame
 Quality 2 - Fair
 Condition 2 - Fair
 Exterior Wall 199 - N/A
 Heating/Cooling 15 - No HVAC
 Roof Type
 Roof Cover

Building Image

Basement Area
 Basement Levels
 Basement Finish
 Finish Code - 1
 Finish Area - 1
 Finish Code - 2
 Finish Area - 2

Image Information

Image Name
 Image Date
 Image Name
 Description

Cost Calculations

Appraisal Zone 2
 Zone Description
 Base Cost 5.25
 Wall Cost 0.00
 HVAC Cost 0.00
 Basement Cost 0.00
 Total Base Cost 5.25
 Total Area 2,400
 Base RCN 12,600
 Misc Impr Value

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 12,600
 Physical Depreciation 50%
 Functional Depreciation
 Total Depreciation 50% (6,300)
 Total RCNLD 6,300
 Lump Sums
 Total Building Value 6,300 \$ 2.63 Per SqFt