



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 05:30:55
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Assessment Data					Primary Image																																																																																																																				
Account 660012278 Parcel ID 24N18E-11-4-00000-000-0000 Cadastral ID 11-24-18-00700 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 340648 THEALL, BROOKLYNN & DALION 2706 S 4300 RD BIG CABIN OK 74332-0000 Parcel Location Situs 02706 S 4300 RD Subdivision Lot/Block / Parcel Size 18.71 - Acres Sec/Twn/Rng 11 / 24 / 18 / 4 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.57010938 -95.34744270																																																																																																																									
E2 SE SE LESS 1.29 AC RR					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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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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	
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	/

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	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	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	3,486
Site Improvements	30,528
Total Value	34,014 0.00 Total Value Per SqFt

Miscellaneous Improvements								
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
	UTIL	SHOP BUILDING	30x30x0		Metal	900
	Qual	3	Cond 3	Year	2005	Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
Base Cost (32.53 x 900)		29,277			29,277	29,277
	LT	LEAN-TO	14x30x0			420
	Qual	3	Cond 3	Year		Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (30% Phys/ % Func)
Base Cost (2.92 x 420)		1,226			1,226	368
						858
	STF	STG FAIR	12x20x0			240
	Qual	2	Cond 2	Year		Eff Age 2026
	Valuation Summary		Modifier Total		RCN	Depr (65% Phys/ % Func)
Base Cost (4.68 x 240)		1,123			1,123	730
						393
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year		Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
Base Cost (4.68 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_0037.JPG 1/28/2020</p>																																														
Residential Data Type 6 Mobile Home 90 x 16 Condition 3 - Average Quality 3.5 - Average Architecture 6 MS ADJ Style 100% Single Wide Exterior Wall 100% Frame, Siding, Vinyl Base/Total Area 1,440 / 1,440 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 2014 / 9																																																
Cost Approach Manual : 01/2025		GRM Approach GRM Code Gross Rent 0.00 Indicated Value																																														
<table border="1"> <tr> <td>Base Cost</td><td>37.49</td><td>Total Misc Impr</td><td>+</td><td>0</td></tr> <tr> <td>Roofing Adj</td><td>+ 3.12</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>78,221</td></tr> <tr> <td>Heat/Cool Adj</td><td>+ 3.53</td><td>Depreciation (38%)</td><td>-</td><td>29,724</td></tr> <tr> <td>Plumbing Adj</td><td>+ 10.18</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>48,497</td></tr> <tr> <td>Adj Base Cost</td><td>= 54.32</td><td>Lot Value</td><td>+</td><td></td></tr> <tr> <td>Total Area</td><td>x 1,440</td><td>Indicated Value</td><td>=</td><td>48,497</td></tr> <tr> <td>Adjusted Cost</td><td>= 78,221</td><td>Value Per SqFt</td><td></td><td>33.68</td></tr> </table>		Base Cost	37.49	Total Misc Impr	+	0	Roofing Adj	+ 3.12	Garage Cost	+		Subfloor Adj	+ 0.00	Total RCN	=	78,221	Heat/Cool Adj	+ 3.53	Depreciation (38%)	-	29,724	Plumbing Adj	+ 10.18	Lump Sums	+	0	Basement Adj	+ 0.00	RCNLD	=	48,497	Adj Base Cost	= 54.32	Lot Value	+		Total Area	x 1,440	Indicated Value	=	48,497	Adjusted Cost	= 78,221	Value Per SqFt		33.68	Multiple Regression MRA Code Adjusted R Indicated Value	
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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	Single Wide	1,440	1.000	1,440
Total Building Area						1,440		1,440



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Agland Inventory

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DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60		0	1.000	144	144	144	144
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	11.710	192	192	2,248	2,248
PAA	PARSONS SILT LOAM 0-1% SL	NTV PST	76		0	6.000	182	182	1,094	1,094
NTV PST Totals						18.710			3,486	3,486
Total Agland						18.710			3,486	3,486