




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 660013047 Parcel ID 24N18E-12-1-00000-000-0000 Cadastral ID 12-24-18-00100 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 11284 HARGROVE, BILL G TRUST 27180 E 300 RD BIG CABIN OK 74332-0000 Parcel Location Situs 27180 E 300 RD Subdivision Lot/Block / Parcel Size 129.38 - Acres Sec/Twn/Rng 12 / 24 / 18 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					 <p style="text-align: right;">2/29/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.57982248 -95.33756275 NW NE NE & NE NW & NW NE & SE NW LESS .62 AC RY																																																																																																																									
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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% Two Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	660 / 1,740
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	660
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1971 / 41

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	79.93	Total Misc Impr	+ 10,725	Roofing Adj	+ 1.97	Garage Cost	+ 11,858
Subfloor Adj	+ -0.52	Total RCN	= 193,973	Heat/Cool Adj	+ 11.24	Depreciation (49%)	- 95,047
Plumbing Adj	+ 5.88	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 98,926
Adj Base Cost	= 98.50	Lot Value	+ 98,926	Total Area	x 1,740	Indicated Value	= 98,926
Adjusted Cost	= 171,390	Value Per SqFt	56.85				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	98,926		
Lot Value			
Indicated Value	98,926	56.85	Per SqFt
Agland Value	21,966		
Site Improvements	22,648		
Total Value	242,466	139.35	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,994.06		4,994
PRCH	SLAB PORCH - COVERED	31188	12x8		96	23.49		2,255
EPSW	ENCLOSED PORCH - SOLID WALL	31189	8x7		56	62.07		3,476



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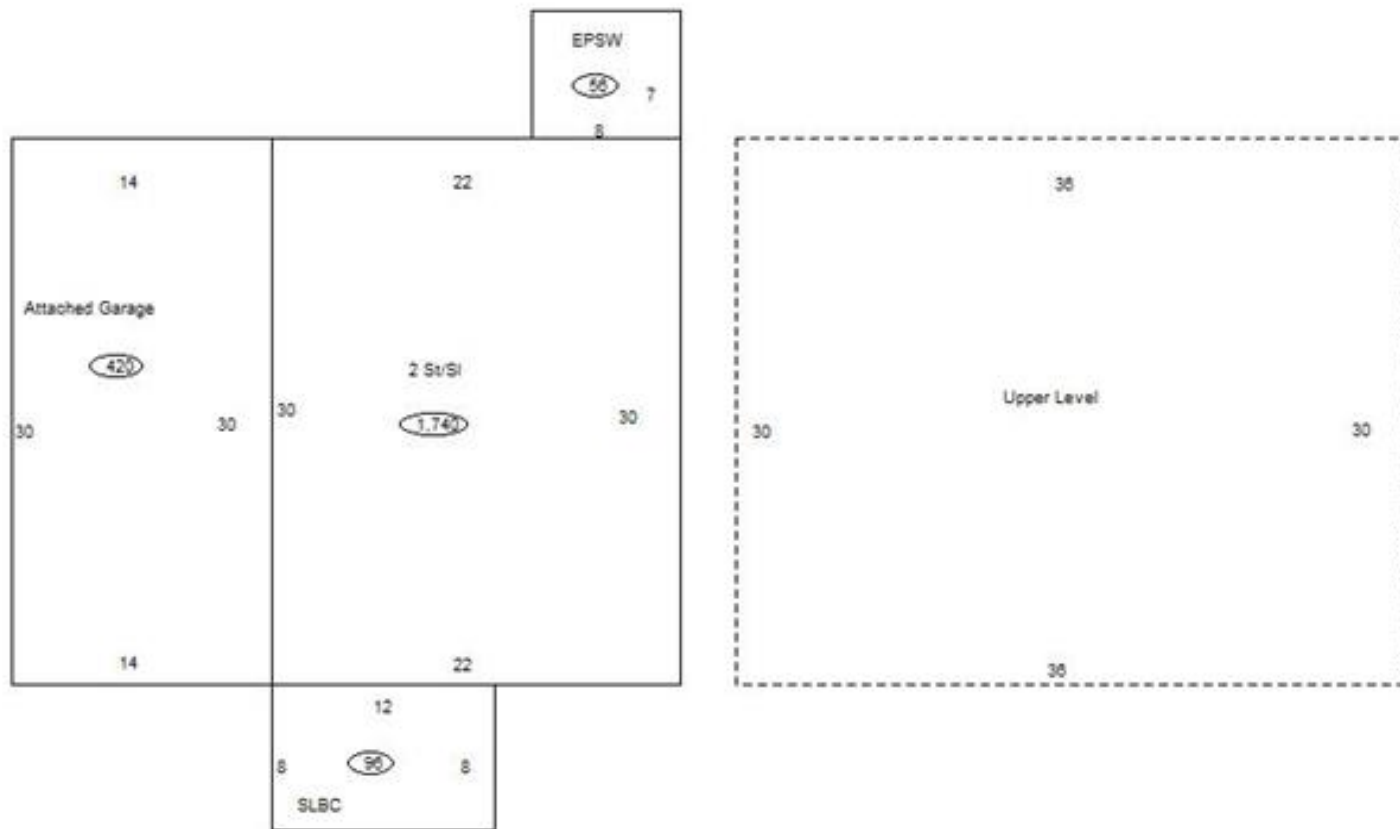
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	10	2 St/SI	660	2.636	1,740
2	G	1		10	Attached Garage	420	1.000	420
3	M	PRCH		10	SLBC	96	1.000	96
4	M	EPSW		10	EPSW	56	1.000	56
5	U	^UL		10	Upper Level	1,080	1.000	1,080
Total Building Area						660		1,740



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN BARN		0x0x0			1,020	
	Qual 3	Cond 3	Year		Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
	Base Cost (10.45 x 1,020)		10,659		10,659	4,264	6,395
	BARN BARN		0x0x0			1,800	
	Qual 3	Cond 3	Year		Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
	Base Cost (9.39 x 1,800)		16,902		16,902	6,761	10,141
	BARN BARN		0x0x0			2,856	
	Qual 3	Cond 3	Year		Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD	
	Base Cost (8.56 x 2,856)		24,447		24,447	18,335	6,112
	STF STG FAIR		0x0x0				
	Qual 2	Cond	Year		Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						
	CP CARPORT DIRT		0x0x0				
	Qual	Cond	Year		Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (3.50 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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			5.159	122	122	632	632
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			1.676	142	142	237	237
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			11.700	144	144	1,685	1,685
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			47.484	192	192	9,117	9,117
ER	ERODED LOAMY LAND	NTV PST	35			12.189	84	84	1,024	1,024
HC	HECTOR STONY SANDY LOAM	TMBR	20			.423	36	36	15	15
PAA	PARSONS SILT LOAM 0-1% SL	TMBR	76			.016	137	137	2	2
PAA	PARSONS SILT LOAM 0-1% SL	NTV PST	76			50.733	182	182	9,254	9,254
NTV PST Totals						129.380			21,966	21,966
Total Agland						129.380			21,966	21,966