




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660014235 <b>Parcel ID</b> 24N18E-14-1-00000-000-0000 <b>Cadastral ID</b> 14-24-18-01400 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 14 - CHELSEA RURAL <b>Name ID</b> 264226 MALONE, BROWNIE C & CRYSTAL R  3496 S 4300 RD BIG CABIN OK 74332-0000  <b>Parcel Location</b> <b>Situs</b> 03496 S 4300 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 14 / 24 / 18 / 1 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS					 <p style="text-align: right;">3/1/2024</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.56138951 -95.34733605 S2 SE SE NE																																																																																																																									
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<b>Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE)</b>	
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	



<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,890 / 1,890
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,890
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	360 Carport - Shed Roof
Remodel	
Year/Eff Age	1980 / 46

<b>GRM Approach</b>	
GRM Code	
Gross Rent	0.00
Indicated Value	

<b>Multiple Regression</b>	
MRA Code	
Adjusted R	
Indicated Value	

<b>Direct Comparables</b>	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	84.77	Total Misc Impr	+ 4,866
Roofing Adj	+ 3.94	Garage Cost	+ 4,844
Subfloor Adj	+ -1.05	Total RCN	= 205,646
Heat/Cool Adj	+ 11.24	Depreciation ( 53%)	- 108,992
Plumbing Adj	+ 4.77	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 96,654
Adj Base Cost	= 103.67	Lot Value	+ 96,654
Total Area	x 1,890	Indicated Value	= 96,654
Adjusted Cost	= 195,936	Value Per SqFt	51.14

<b>Value Reconciliation</b>			
Selected Approach	Cost Approach		
Improvements	96,654		
Lot Value			
Indicated Value	96,654	51.14	Per SqFt
Agland Value	1,064		
Site Improvements	87,584		
Total Value	185,302	98.04	Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	34155	216		216	9.53		2,058
PRCH	SLAB PORCH - COVERED	34156	24x5		120	23.40		2,808



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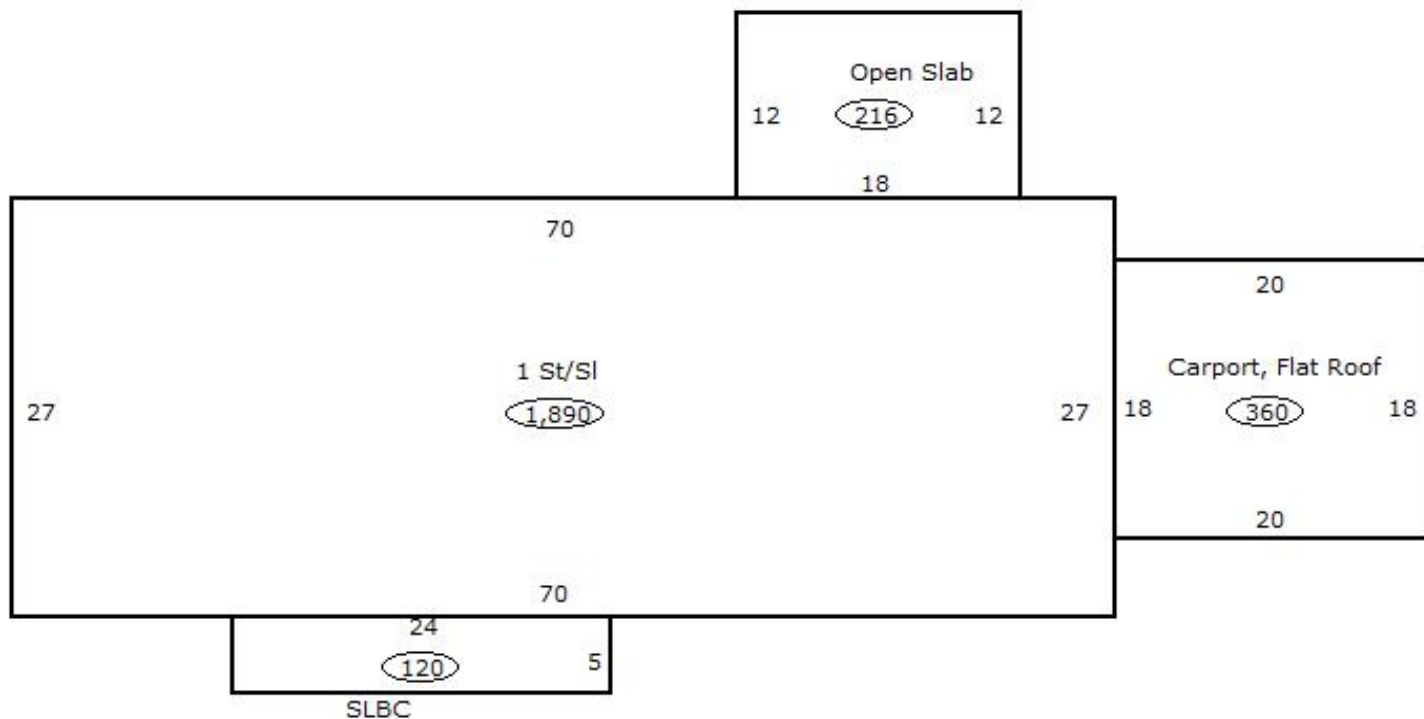
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,890	1.000	1,890
2	M	PATO		13	Open Slab	216	1.000	216
3	M	PRCH		13	SLBC	120	1.000	120
4	G	4		13	Carport, Flat Roof	360	1.000	360
<b>Total Building Area</b>						<b>1,890</b>		<b>1,890</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,200	
	Qual 2	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (30.25 x 1,200)	36,300		36,300	1,815	34,485
	BARN	BARN	0x0x0			800	
	Qual 3	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (10.48 x 800)	8,384		8,384	2,096	6,288
	BARN	BARN	0x0x0			200	
	Qual 3	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (10.48 x 200)	2,096		2,096	524	1,572
	LT	LEAN-TO	0x0x0			200	
	Qual 3	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (2.92 x 200)	584		584	146	438
	LF	LOAFING SHED	0x0x0			600	
	Qual 3	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.26 x 600)	2,556		2,556	1,022	1,534
	STF	STG FAIR	8x8x0		Metal	64	
	Qual 2	Cond 3	Year	Eff Age	1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.68 x 64)	300		300	15	285
	SV	SWIM VINYL	0x0x0			1	
	Qual	Cond	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (25,000.00 x 1)	25,000		25,000		25,000



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	20x30x0			600
	Qual 2	Cond 3	Year	Eff Age	1520	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (29.97 x 600)		17,982		17,982		17,982



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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
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			5.000	213	213	1,064	1,064
<b>IMP PST Totals</b>						5.000			1,064	1,064
<b>Total Agland</b>						5.000			1,064	1,064