



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	660014846													
Parcel ID	24N18E-15-1-00000-000-0000													
Cadastral ID	15-24-18-01500													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	14 - CHELSEA RURAL													
Name ID	10224													
WHITWORTH, JASON L														
3444 S 4290 RD BIG CABIN OK 74332-0000														
Parcel Location														
Situs	03444 S 4290 RD													
Subdivision														
Lot/Block	/	Parcel Size	83 - Acres											
Sec/Twn/Rng	15 / 24 / 18 / 1													
Neighborhood	4050 - CHELSEA FOYIL RURAL													
School District	S003 - CHELSEA SCHOOLS													
Legal Description Lat/Long: 36.56369946 -95.36604573														
E2 E2 NE & W2 NE NE & E2 SE LYING N RR, AND TR BEG; 606.6' S & 529.36' W OF E OTR/C SD TR S 06-30 W 219'; N 74-30 W 221.1'; N 12 00 E 218' SELY 197.6' TO POB														
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" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	1731/25	MOSS, KING S	07/30/2001	0	11					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax						
Remove Cap	2006	Land Value	6,599	6,599	11%	726	Assessed	5,635	466.30					
Year Frozen	0	Improvements	46,418	44,629		4,909	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-82.00					
TIF Project ID	0	Total Value	53,017	51,228		5,635	Total Taxable	4,635	384.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660014846	WHITWORTH, JASON L	14	50,686	1000	4,471	370.00							
2024	2024-660014846	WHITWORTH, JASON L	14	67,775	1000	4,311	364.00							
2023	2023-660014846	WHITWORTH, JASON L	14	57,084	1000	4,157	354.00							
2022	2022-660014846	WHITWORTH, JASON L	14	51,290	1000	4,007	339.00							
2021	2021-660014846	WHITWORTH, JASON L	14	49,369	1000	3,861	327.00							
2020	2020-660014846	WHITWORTH, JASON L	14	43,139	1000	3,720	315.00							
2019	2019-660014846	WHITWORTH, JASON L	14	41,656	1000	3,582	308.00							
2018	2018-660014846	WHITWORTH, JASON L	14	44,065	1000	3,727	318.00							
2017	2017-660014846	WHITWORTH, JASON L	14	43,596	1000	3,589	308.00							
2016	2016-660014846	WHITWORTH, JASON L	14	41,529	1000	3,456	301.00							
2015	2015-660014846	WHITWORTH, JASON L	14	40,914	1000	3,326	286.00							
2014	2014-660014846	WHITWORTH, JASON L	14	42,172	1000	3,200	285.00							
2013	2013-660014846	WHITWORTH, JASON L	14	41,176	1000	3,078	273.00							



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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, Vinyl
Base/Total Area	1,336 / 1,672
Style	100% 1 1/2 Story Finished
HVAC	100% Wall 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	74.70	Total Misc Impr	+ 17,250
Roofing Adj	+ 3.13	Garage Cost	+
Subfloor Adj	+ 1.80	Total RCN	= 156,544
Heat/Cool Adj	+ 0.74	Depreciation (80%)	- 125,235
Plumbing Adj	+ 2.94	Lump Sums	+ 4,079
Basement Adj	+ 0.00	RCNLD	= 35,388
Adj Base Cost	= 83.31	Lot Value	+
Total Area	x 1,672	Indicated Value	= 35,388
Adjusted Cost	= 139,294	Value Per SqFt	21.17

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	35,388		
Lot Value			
Indicated Value	35,388	21.17	Per SqFt
Agland Value	6,599		
Site Improvements	11,030		
Total Value	53,017	31.71	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	35737	20x8		160	53.58		8,573
EPSW	ENCLOSED PORCH - SOLID WALL	35738	18x9		162	53.56		8,677
WODO	WOOD DECK - OPEN	145231	224		224	18.21		4,079



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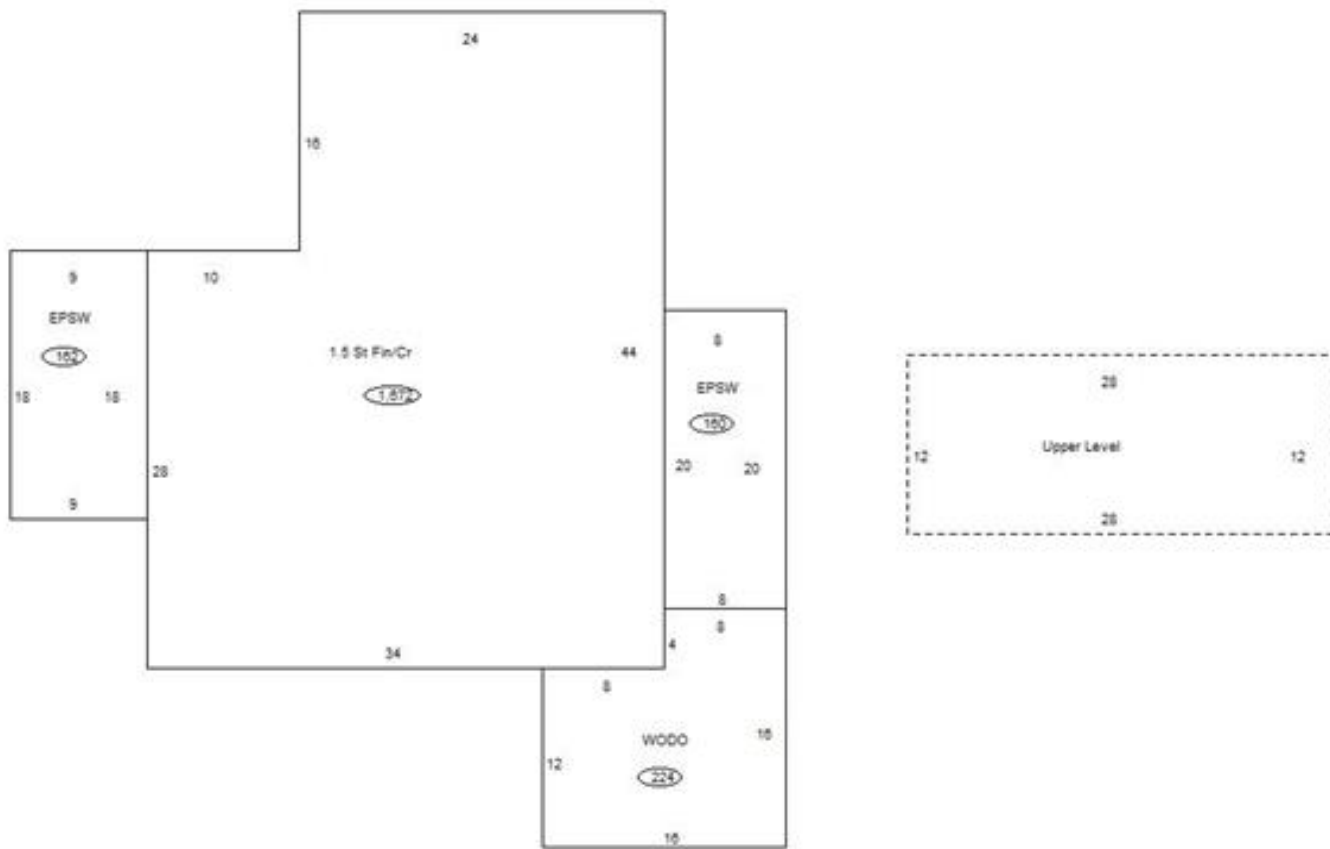
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Sketch Image

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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	1,336	1.252	1,672
2	M	EPSW		10	EPSW	160	1.000	160
3	M	EPSW		10	EPSW	162	1.000	162
4	U	^UL	Overhang	10	Upper Level	336	1.000	336
5	M	WODO		10	WODO	224	1.000	224
Total Building Area						1,336		1,672



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	28x24x0		Asphalt-Shingles	672
	Qual 2	Cond 2	Year	Eff Age	2026	
	Valuation Summary		Modifier Total	RCN	Depr (85% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 672)	10,752		10,752	9,139	1,613
	LT	LEAN-TO	20x20x0			400
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (85% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 400)	1,168		1,168	993	175
	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)					
	BARN	BARN	18x52x0			936
	Qual 2	Cond 2	Year	Eff Age	2026	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (10.26 x 936)	9,603		9,603	4,802	4,801
	BARN	BARN	48x48x0			2,304
	Qual 2	Cond 2	Year	Eff Age	2026	
	Valuation Summary		Modifier Total	RCN	Depr (85% Phys/ % Func)	RCNLD
	Base Cost (8.66 x 2,304)	19,953		19,953	16,960	2,993
	LT	LEAN-TO	12x14x0			168
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 168)	491		491	147	344
	LT	LEAN-TO	18x30x0			540
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 540)	1,577		1,577	473	1,104



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20		0	5.000	36	36	180	180
HLC	HECTOR-LINKER FINE SANDY	TMBR	35		0	9.000	63	63	567	567
TMBR Totals						14.000			747	747
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60		0	11.000	144	144	1,584	1,584
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	2.000	192	192	384	384
HC	HECTOR STONY SANDY LOAM	NTV PST	20		0	15.000	48	48	720	720
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35		0	31.000	84	84	2,604	2,604
NTV PST Totals						59.000			5,292	5,292
HC	HECTOR STONY SANDY LOAM	IMP PST	20		0	10.000	56	56	560	560
IMP PST Totals						10.000			560	560
Total Agland						83.000			6,599	6,599