




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	660020231				 <p>660020231_002.JPG 4/10/2024</p>									
Parcel ID	24N18E-23-2-00000-000-0000													
Cadastral ID	23-24-18-00900													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	2											
Tax Area	14 - CHELSEA RURAL													
Name ID	324229													
EDWARDS, CYNTHIA C														
26308 E HWY 66 BIG CABIN OK 74332-0000														
Parcel Location														
Situs	26308 E HWY 66													
Subdivision														
Lot/Block	/	Parcel Size	13 - Acres											
Sec/Twn/Rng	23 / 24 / 18 / 2													
Neighborhood	4050 - CHELSEA FOYIL RURAL													
School District	S003 - CHELSEA SCHOOLS													
Legal Description Lat/Long: 36.55082544 -95.35657039														
NE NW LYING S & E OF HWY 66														
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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
2703/244	EDWARDS, JERRY A &	04/03/2018	0	4										
893/461	ENYART, CHARLES D	09/17/1992	45,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax						
Remove Cap	0	Land Value	140,452	45,933	11%	5,053	Assessed	8,479 701.64						
Year Frozen	2013	Improvements	95,231	31,144		3,426	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -83.00						
TIF Project ID	0	Total Value	235,683	77,077		8,479	Total Taxable	7,479 619.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660020231	EDWARDS, CYNTHIA C	14	268,387	1000	7,479	619.00							
2024	2024-660020231	EDWARDS, CYNTHIA C	14	290,317	1000	7,479	631.00							
2023	2023-660020231	EDWARDS, CYNTHIA C	14	140,230	1000	7,479	638.00							
2022	2022-660020231	EDWARDS, CYNTHIA C	14	143,281	1000	7,479	633.00							
2021	2021-660020231	EDWARDS, CYNTHIA C	14	136,972	1000	7,479	634.00							
2020	2020-660020231	EDWARDS, CYNTHIA C	14	132,180	1000	7,478	634.00							
2019	2019-660020231	EDWARDS, CYNTHIA C	14	127,664	1000	7,479	642.00							
2018	2018-660020231	EDWARDS, CYNTHIA C	14	132,868	1000	7,478	639.00							
2017	2017-660020231	EDWARDS, JERRY A &	14	131,763	1000	7,479	641.00							
2016	2016-660020231	EDWARDS, JERRY A &	14	129,257	1000	7,478	652.00							
2015	2015-660020231	EDWARDS, JERRY A &	14	127,026	1000	7,478	644.00							
2014	2014-660020231	EDWARDS, JERRY A &	14	124,079	1000	7,479	666.00							
2013	2013-660020231	EDWARDS, JERRY A &	14	119,581	1000	7,479	664.00							



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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size Lot Count Units Buildable 36400 Non-Ag Acres 12.1171 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 527,823.00 x .27 = 140,452 Factor Value Adjustments 1.0000 Lot Value 140,452		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Frame, Siding, Vinyl 50% Veneer, Masonry
Base/Total Area	1,428 / 1,428
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1965 / 42

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	91,308 63.94 Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	87,497
Lot Value	140,452
Indicated Value	227,949 159.63 Per SqFt
Agland Value	
Site Improvements	7,734
Total Value	235,683 165.04 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	91.13	Total Misc Impr	+ 33,003				
Roofing Adj	+ 4.63	Garage Cost	+ 0				
Subfloor Adj	+ 2.35	Total RCN	= 182,286				
Heat/Cool Adj	+ 0.74	Depreciation (52%)	- 94,789				
Plumbing Adj	+ 5.68	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 87,497				
Adj Base Cost	= 104.54	Lot Value	+ 140,452				
Total Area	x 1,428	Indicated Value	= 227,949				
Adjusted Cost	= 149,283	Value Per SqFt	159.63				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,485.02		4,485
SHLT	STORM SHELTER	0		1	2012	0.00		
PRCH	SLAB PORCH - COVERED	49381	6x2		12	20.83		250
EPSW	ENCLOSED PORCH - SOLID WALL	49382	24x23		552	51.21		28,268



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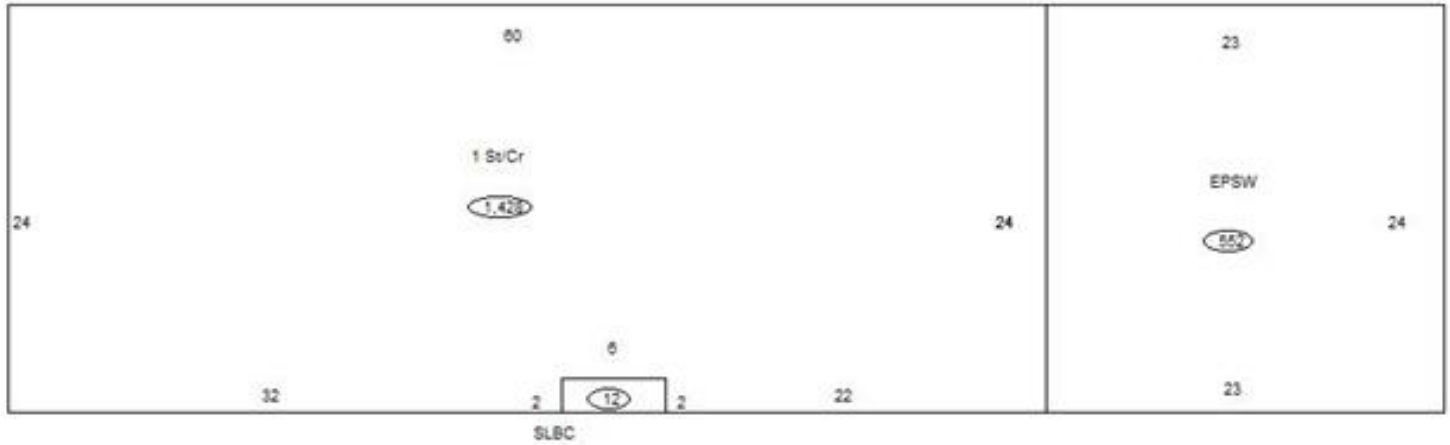
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,428	1.000	1,428
2	M	PRCH		10	SLBC	12	1.000	12
3	M	EPSW		10	EPSW	552	1.000	552
Total Building Area						1,428		1,428



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	50x30x0			1,500
	Qual 3	Cond 3	Year 2005	Eff Age	16	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (9.80 x 1,500)		14,700		14,700	10,290	4,410
	STF	STG FAIR	0x0x0		Asphalt-Shingles	160
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
Base Cost (4.68 x 160)		749		749	375	374
	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)						
	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)						
	GF	GAZEBO FAIR	0x0x0			1
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (2,950.00 x 1)		2,950		2,950		2,950