



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 660020234 Parcel ID 24N18E-23-4-00000-000-0000 Cadastral ID 23-24-18-01200 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 258845 HESS, LAWNIE R JR & AMY K 26595 E 330 RD BIG CABIN OK 74332-0000 Parcel Location Situs 26595 E 330 RD Subdivision Lot/Block / Parcel Size 90 - Acres Sec/Twn/Rng 23 / 24 / 18 / 4 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.54290981 -95.35321089																																																																																																																									
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Units Buildable - 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	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Vinyl 10% Frame, Siding, Woc
Base/Total Area	1,436 / 1,436
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1930 / 63

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	88.85	Total Misc Impr	+ 3,179
Roofing Adj	+ 4.73	Garage Cost	+
Subfloor Adj	+ 2.34	Total RCN	= 160,349
Heat/Cool Adj	+ 10.09	Depreciation (70%)	- 112,244
Plumbing Adj	+ 3.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 48,105
Adj Base Cost	= 109.45	Lot Value	+
Total Area	x 1,436	Indicated Value	= 48,105
Adjusted Cost	= 157,170	Value Per SqFt	33.50

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	48,105
Lot Value	
Indicated Value	48,105
Agland Value	11,326
Site Improvements	8,864
Total Value	116,400
	81.06 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	49385	26x6		156	20.38		3,179



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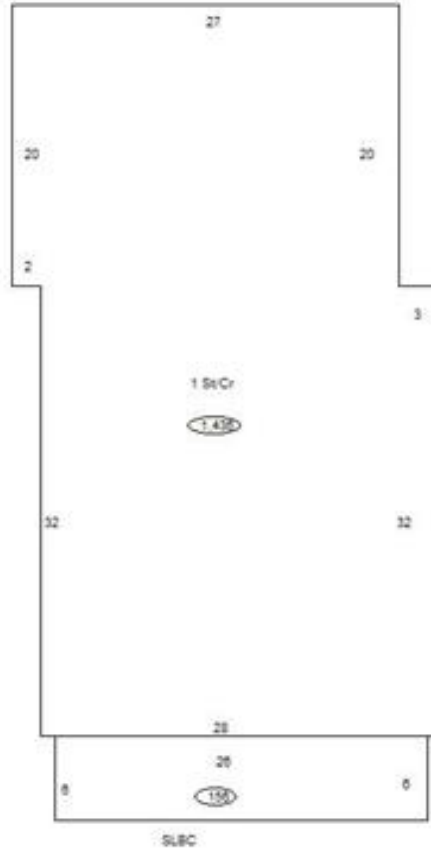
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Sketch Image

660020234



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,436	1.000	1,436
2	M	PRCH		10	SLBC	156	1.000	156
Total Building Area						1,436		1,436



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	0x0x0			1,232
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.26 x 1,232)	5,248		5,248	5,248
	LF	LOAFING SHED	0x0x0			648
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
		Base Cost (4.26 x 648)	2,760		2,760	1,656
	PFS	PORTABLE FRAME STRUCTURE	24x12x0			288
	Qual	1	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (25.00 x 288)	7,200		7,200	7,200
	LT	LEAN-TO	4x24x0			96
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (2.92 x 96)	280		280	280
	LT	LEAN-TO	4x24x0			96
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (2.92 x 96)	280		280	280



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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			39.508	122	122	4,836	4,836
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			29.371	168	168	4,934	4,934
VD	VERDIGRIS SILT LOAM	TMBR	95			2.014	171	171	344	344
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			14.328	85	85	1,212	1,212
W	WATER	TMBR	0			4.779	0	0	0	0
TMBR Totals						90.000			11,326	11,326
Total Agland						90.000			11,326	11,326