



# 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  | 660020820                  |              |            |                  |             |               |               |        |             |  |
| Parcel ID  | 24N18E-24-2-00000-000-0000 |              |            |                  |             |               |               |        |             |  |
| Cadastral ID   | 24-24-18-01000             |              |            |                  |             |               |               |        |             |  |
| Property Type  | REAL - Real Property       |              |            |                  |             |               |               |        |             |  |
| Property Class                                       | RA                         | VI Area      | 2          |                  |             |               |               |        |             |  |
| Tax Area   | 14 - CHELSEA RURAL         |              |            |                  |             |               |               |        |             |  |
| Name ID  | 9494                       |              |            |                  |             |               |               |        |             |  |
| HULS, JAMES  |                            |              |            |                  |             |               |               |        |             |  |
| 26996 E 320 RD<br>BIG CABIN OK 74332-0000            |                            |              |            |                  |             |               |               |        |             |  |
| Parcel Location                                      |                            |              |            |                  |             |               |               |        |             |  |
| Situs  | 27208 E 320 RD             |              |            |                  |             |               |               |        |             |  |
| Subdivision  |                            |              |            |                  |             |               |               |        |             |  |
| Lot/Block  | /                          | Parcel Size  | 40 - Acres |                  |             |               |               |        |             |  |
| Sec/Twn/Rng  | 24 / 24 / 18 / 2           |              |            |                  |             |               |               |        |             |  |
| Neighborhood   | 4050 - CHELSEA FOYIL RURAL |              |            |                  |             |               |               |        |             |  |
| School District                                      | S003 - CHELSEA SCHOOLS     |              |            |                  |             |               |               |        |             |  |
| Legal Description Lat/Long: 36.55189291 -95.34393266 |                            |              |            | Building Permits |             |               |               |        |             |  |
| NW NW  |                            |              |            | Number           | Description | Opened        | Closed        | Amount |             |  |
|  |                            |              |            |                  |             |               |               |        |             |  |
| Exemptions   |                            |              |            | Sale History     |             |               |               |        |             |  |
| Code   | Type                       | Active       | Maximum    | Exemption        | Bk/Pg       | Grantor       | Date          | Price  | Code        |  |
|  |                            |              |            |                  |             |               |               |        |             |  |
| Parcel Valuation                                     |                            |              |            |                  |             |               |               |        |             |  |
| Source   | REAL                       |              | Fair Cash  | Capped           | Asmnt Level | Assessed      | Levy Rate     | 82.750 | Current Tax |  |
| Remove Cap   | 0                          | Land Value   | 5,234      | 5,234            | 11%         | 576           | Assessed      | 9,485  | 784.88      |  |
| Year Frozen  | 0                          | Improvements | 80,991     | 80,991           |             | 8,909         | Penalty       | 0      |             |  |
| Uncapped Value                                       | 0                          | Mobile Home  | 0          | 0                |             | 0             | Exemption     | 0      | 0.00        |  |
| TIF Project ID                                       | 0                          | Total Value  | 86,225     | 86,225           |             | 9,485         | Total Taxable | 9,485  | 785.00      |  |
| Assessment History                                   |                            |              |            |                  |             |               |               |        |             |  |
| Tax Year   | Statement Number           | Billed Owner | Tax Area   | Total Value      | Exemptions  | Taxable Value | Billed Tax    |        |             |  |
| 2025   | 2025-660020820             | HULS, JAMES  | 14         | 87,220           | 0           | 9,520         | 788.00        |        |             |  |
| 2024   | 2024-660020820             | HULS, JAMES  | 14         | 92,835           | 0           | 9,243         | 780.00        |        |             |  |
| 2023   | 2023-660020820             | HULS, JAMES  | 14         | 81,578           | 0           | 8,974         | 765.00        |        |             |  |
| 2022   | 2022-660020820             | HULS, JAMES  | 14         | 84,400           | 0           | 9,284         | 786.00        |        |             |  |
| 2021   | 2021-660020820             | HULS, JAMES  | 14         | 86,137           | 0           | 9,475         | 803.00        |        |             |  |
| 2020   | 2020-660020820             | HULS, JAMES  | 14         | 86,782           | 0           | 9,546         | 810.00        |        |             |  |
| 2019   | 2019-660020820             | HULS, JAMES  | 14         | 85,605           | 0           | 9,417         | 809.00        |        |             |  |
| 2018   | 2018-660020820             | HULS, JAMES  | 14         | 93,092           | 0           | 10,240        | 875.00        |        |             |  |
| 2017   | 2017-660020820             | HULS, JAMES  | 14         | 92,027           | 0           | 10,123        | 868.00        |        |             |  |
| 2016   | 2016-660020820             | HULS, JAMES  | 14         | 89,534           | 0           | 9,849         | 858.00        |        |             |  |
| 2015   | 2015-660020820             | HULS, JAMES  | 14         | 87,403           | 0           | 9,615         | 828.00        |        |             |  |
| 2014   | 2014-660020820             | HULS, JAMES  | 14         | 89,241           | 0           | 9,458         | 843.00        |        |             |  |
| 2013   | 2013-660020820             | HULS, JAMES  | 14         | 88,962           | 0           | 9,183         | 815.00        |        |             |  |



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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  |                 |



660020820\_001.JPG

4/9/2024

|                         |                           |
|-------------------------|---------------------------|
| <b>Residential Data</b> |                           |
| Type                    | 1 Single Family Residence |
| Condition               | 3 - Average               |
| Quality                 | 2 - Fair                  |
| Architecture            |                           |
| Style                   | 100% One Story            |
| Exterior Wall           | 100% Frame, Siding, Vinyl |
| Base/Total Area         | 1,478 / 1,478             |
| Style                   | 100% One Story            |
| HVAC                    | 100% Warmed & Cooled Air  |
| Roof Cover              | 1 Composition Shingle     |
| Area on Slab            | 0                         |
| Fixture/RghIn           | 11 /                      |
| Bed/F/H Bath            | 3 / 2.0 /                 |
| Basement Area           |                           |
| Garage Type             |                           |
| Remodel                 | RMA -                     |
| Year/Eff Age            | 1950 / 47                 |

|                     |      |
|---------------------|------|
| <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            | 88.24     | Total Misc Impr         | + 520     |
| Roofing Adj          | + 3.99    | Garage Cost             | + 520     |
| Subfloor Adj         | + 2.28    | Total RCN               | = 167,519 |
| Heat/Cool Adj        | + 10.09   | Depreciation ( 56%)     | - 93,811  |
| Plumbing Adj         | + 8.39    | Lump Sums               | + 0       |
| Basement Adj         | + 0.00    | RCNLD                   | = 73,708  |
| Adj Base Cost        | = 112.99  | Lot Value               | + 73,708  |
| Total Area           | x 1,478   | Indicated Value         | = 73,708  |
| Adjusted Cost        | = 166,999 | Value Per SqFt          | 49.87     |

|                             |                            |
|-----------------------------|----------------------------|
| <b>Value Reconciliation</b> |                            |
| Selected Approach           | Cost Approach              |
| Improvements                | 73,708                     |
| Lot Value                   |                            |
| Indicated Value             | 73,708                     |
| Agland Value                | 5,234                      |
| Site Improvements           | 6,758                      |
| Total Value                 | 85,700                     |
|                             | 57.98 Total Value Per SqFt |

| <b>Miscellaneous Improvements</b> |                      |           |      |      |       |           |      |       |
|-----------------------------------|----------------------|-----------|------|------|-------|-----------|------|-------|
| Code                              | Description          | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH                              | SLAB PORCH - COVERED | 50899     | 5x5  |      | 25    | 20.79     |      | 520   |



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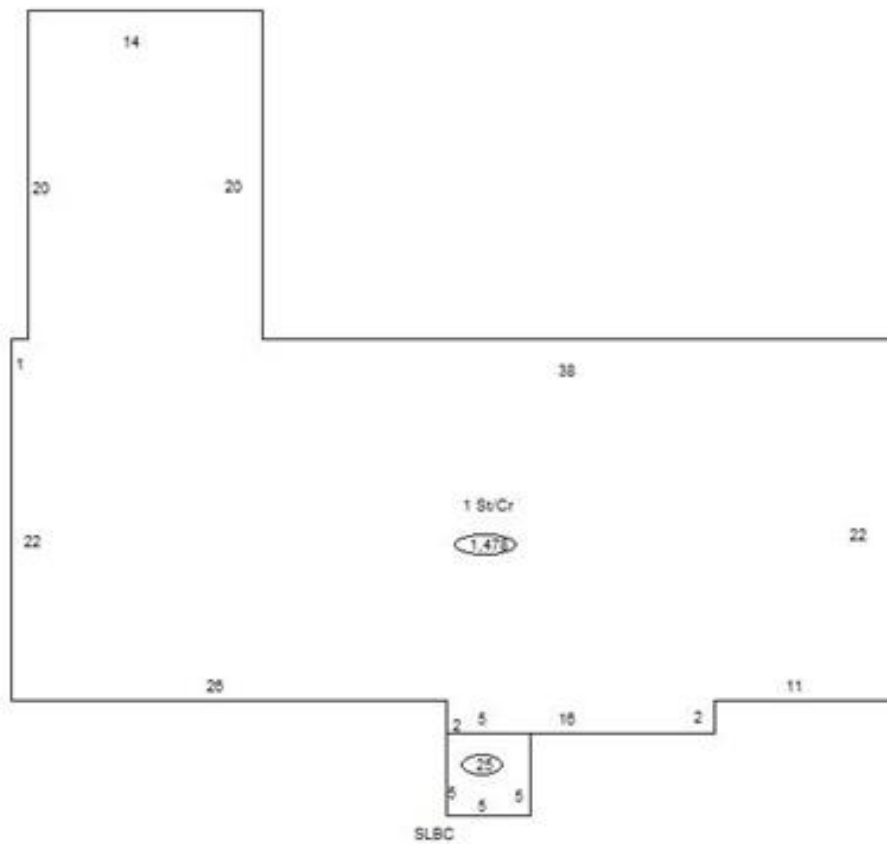
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### Sketch Image

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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       | 1,478     | 1.000      | 1,478      |
| 2                          | M    | PRCH |            | 10    | SLBC          | 25        | 1.000      | 25         |
| <b>Total Building Area</b> |      |      |            |       |               | 1,478     |            | 1,478      |



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### Outbuildings/Site Improvements

| Building Image   | Code   | Description              | Dimensions            | Floor      | Roofing                        | Total Units  |
|--|--------|--------------------------|-----------------------|------------|--------------------------------|--------------|
|  | DTGF   | DETACHED GARAGE FAIR     | 0x0x0                 |            |                                | 528          |
|  | Qual 2 | Cond 3                   | Year                  | Eff Age    |                                |              |
|  |        | <b>Valuation Summary</b> | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (20% Phys/ % Func)</b> | <b>RCNLD</b> |
|  |        | Base Cost (16.00 x 528)  | 8,448                 | 8,448      | 1,690                          | 6,758        |



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| Lot Data   | Primary Image   |
|--|---|
| Lot Size<br>Lot Count<br>Units Buildable<br>Non-Ag Acres 0<br>Topography<br>Street Access<br>Utilities<br>Amenities LAND QUALITY<br><br>Method<br>Base Lot Value<br>Factor Value<br>Adjustments<br>Lot Value | <p>\\tsclient\C\Users\rln\Pictures\2020-02-20\IMG_0147.JPG 3/9/2020</p> |

| Residential Data |                           |
|------------------|---------------------------|
| Type             | 1 Single Family Residence |
| Condition        | 1 - Low                   |
| Quality          | 2 - Fair                  |
| Architecture     |                           |
| Style            | 100% One Story            |
| Exterior Wall    | 100% Frame, Siding, Wood  |
| Base/Total Area  | 1,668 / 1,668             |
| Style            | 100% One Story            |
| 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      | 360 Carport - Gable Roof  |
| Remodel          |                           |
| Year/Eff Age     | 1975 / 71                 |

| 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     | 81.95     | Total Misc Impr      | + 3,101   |                  |  |  |  |
| Roofing Adj   | + 3.72    | Garage Cost          | + 2,307   |                  |  |  |  |
| Subfloor Adj  | + 2.26    | Total RCN            | = 158,247 |                  |  |  |  |
| Heat/Cool Adj | + 0.74    | Depreciation ( 100%) | - 158,247 |                  |  |  |  |
| Plumbing Adj  | + 2.95    | Lump Sums            | + 0       |                  |  |  |  |
| Basement Adj  | + 0.00    | RCNLD                | =         |                  |  |  |  |
| Adj Base Cost | = 91.63   | Lot Value            | + 0.00    |                  |  |  |  |
| Total Area    | x 1,668   | Indicated Value      | =         |                  |  |  |  |
| Adjusted Cost | = 152,839 | Value Per SqFt       | 0.00      |                  |  |  |  |

| Value Reconciliation                      |
|---|
| Selected Approach Cost Approach           |
| Improvements                              |
| Lot Value                                 |
| Indicated Value 0.00 Per SqFt             |
| Agland Value                              |
| Site Improvements 525                     |
| Total Value 525 0.31 Total Value Per SqFt |

| Miscellaneous Improvements |                      |           |      |      |       |           |      |       |
|----------------------------|----------------------|-----------|------|------|-------|-----------|------|-------|
| Code                       | Description          | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH                       | SLAB PORCH - COVERED | 50903     | 19x8 |      | 152   | 20.40     |      | 3,101 |



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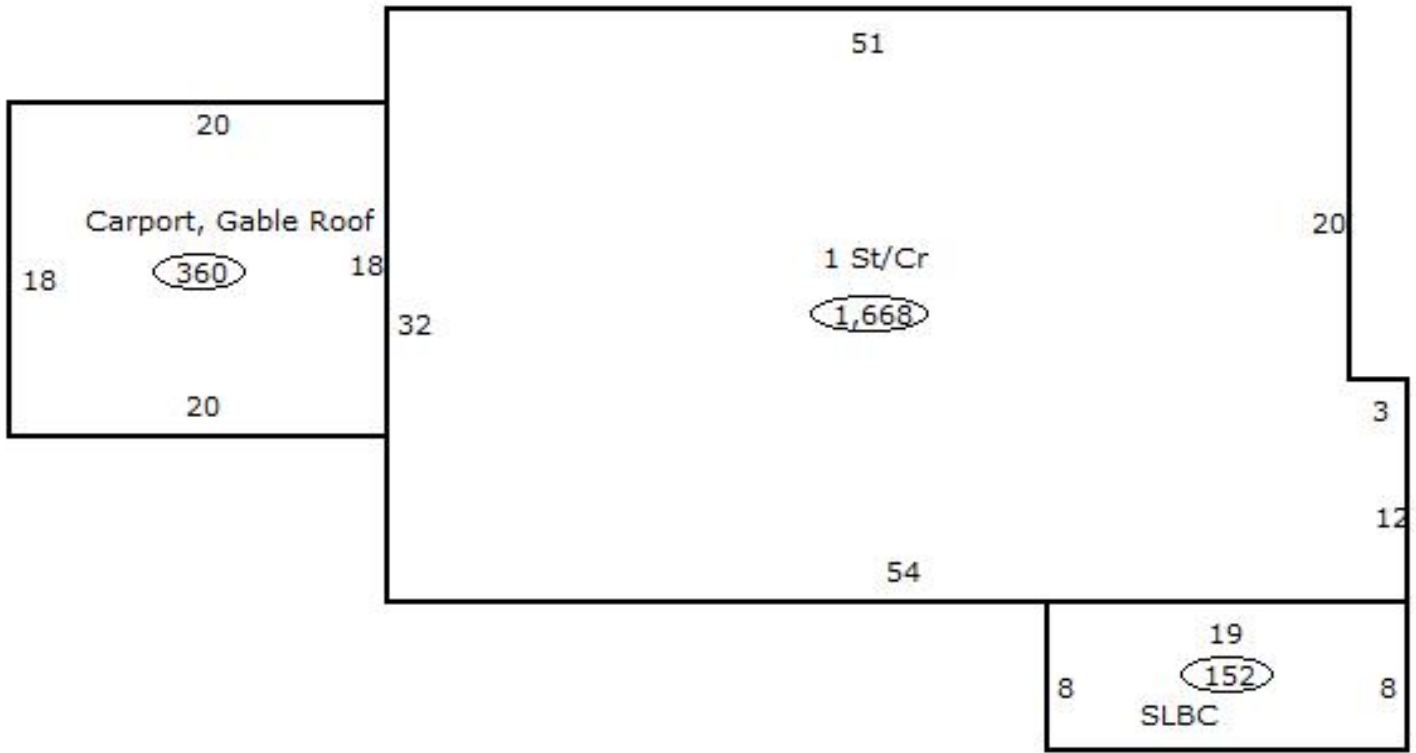
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### Sketch Image

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### Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label       | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------------|-----------|------------|------------|
| 1                          | R    | 1    | Crawl      | 13    | 1 St/Cr             | 1,668     | 1.000      | 1,668      |
| 2                          | M    | PRCH |            | 13    | SLBC                | 152       | 1.000      | 152        |
| 3                          | G    | 3    |            | 13    | Carport, Gable Roof | 360       | 1.000      | 360        |
| <b>Total Building Area</b> |      |      |            |       |                     | 1,668     |            | 1,668      |



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### Outbuildings/Site Improvements

| Building Image | Code   | Description | Dimensions | Floor   | Roofing | Total Units |
|----------------|--------|-------------|------------|---------|---------|-------------|
|                | STF    | STG FAIR    | 0x0x0      |         |         | 160         |
|                | Qual 2 | Cond 3      | Year       | Eff Age |         |             |

| Valuation Summary      | Modifier Total | RCN | Depr (60% Phys/ % Func) | RCNLD |     |
|------------------------|----------------|-----|-------------------------|-------|-----|
| Base Cost (4.68 x 160) | 749            |     | 749                     | 449   | 300 |



|        |          |       |         |  |     |
|--------|----------|-------|---------|--|-----|
| STF    | STG FAIR | 0x0x0 |         |  | 120 |
| Qual 2 | Cond 3   | Year  | Eff Age |  |     |

| Valuation Summary      | Modifier Total | RCN | Depr (60% Phys/ % Func) | RCNLD |     |
|------------------------|----------------|-----|-------------------------|-------|-----|
| Base Cost (4.68 x 120) | 562            |     | 562                     | 337   | 225 |



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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 |
|-----------------------|---------------------------|----------|-----|----------|----------|--------|----------|----------|-----------|--------------|
|                       |                           |          |     |          |          |        | 0        | 0        | 0         | 0            |
| <b>Totals</b>         |                           |          |     |          |          | 0.000  |          |          | 0         | 0            |
| BC                    | BATES-COLLINSVILLE COMPLE | TMBR     | 51  |          | 0        | 3.000  | 92       | 92       | 275       | 275          |
| VF                    | VERDIGRIS SOILS FREQUENTL | TMBR     | 47  |          | 0        | 3.000  | 85       | 85       | 254       | 254          |
| <b>TMBR Totals</b>    |                           |          |     |          |          | 6.000  |          |          | 529       | 529          |
| BC                    | BATES-COLLINSVILLE COMPLE | NTV PST  | 51  |          | 0        | 18.000 | 122      | 122      | 2,203     | 2,203        |
| DBC                   | DENNIS-BATES COMPLEX 2-5% | NTV PST  | 60  |          | 0        | 13.000 | 144      | 144      | 1,872     | 1,872        |
| <b>NTV PST Totals</b> |                           |          |     |          |          | 31.000 |          |          | 4,075     | 4,075        |
| DBC                   | DENNIS-BATES COMPLEX 2-5% | CLT LND  | 60  |          | 0        | 3.000  | 210      | 210      | 630       | 630          |
| <b>CLT LND Totals</b> |                           |          |     |          |          | 3.000  |          |          | 630       | 630          |
| <b>Total Agland</b>   |                           |          |     |          |          | 40.000 |          |          | 5,234     | 5,234        |