



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 660022600 Parcel ID 24N18E-26-1-00000-000-0000 Cadastral ID 26-24-18-00200 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 275783 MCSPADDEN, KEN WALTER & ANNA MARIE 5354 S 4300 RD BIG CABIN OK 74332-0000 Parcel Location Situs 05354 S 4300 RD Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 26 / 24 / 18 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																			
										4/18/2024									
Legal Description Lat/Long: 36.53557507 -95.34836722					Building Permits														
E2 NE					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
					Number	Description	Opened	Closed	Amount										
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	1263/142	DEVORE, KATHERINE	12/29/2000	70,000	No										
					1143/232	PATTISON, WILLIAM D	11/20/1998	64,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax										
Remove Cap	2001		Land Value 10,414	10,414	11%	1,146	Assessed	14,712	1,217.42										
Year Frozen	0		Improvements 125,820	123,331		13,566	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-82.00										
TIF Project ID	0		Total Value 136,234	133,745		14,712	Total Taxable	13,712	1,135.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660022600	MCSPADDEN, KEN WALTER &			14	134,872	1000	13,283	1,099.00										
2024	2024-660022600	MCSPADDEN, KEN WALTER &			14	143,457	1000	12,867	1,086.00										
2023	2023-660022600	MCSPADDEN, KEN WALTER &			14	122,397	1000	12,463	1,062.00										
2022	2022-660022600	MCSPADDEN, KEN WALTER &			14	122,397	1000	12,261	1,037.00										
2021	2021-660022600	MCSPADDEN, KEN WALTER &			14	127,167	1000	11,875	1,007.00										
2020	2020-660022600	MCSPADDEN, KEN WALTER &			14	126,370	1000	11,500	975.00										
2019	2019-660022600	MCSPADDEN, KEN WALTER &			14	121,929	1000	11,136	956.00										
2018	2018-660022600	MCSPADDEN, KEN WALTER &			14	127,195	1000	10,783	921.00										
2017	2017-660022600	MCSPADDEN, KEN WALTER &			14	126,009	1000	10,439	895.00										
2016	2016-660022600	MCSPADDEN, KEN WALTER &			14	123,173	1000	10,106	881.00										
2015	2015-660022600	MCSPADDEN, KEN WALTER &			14	119,021	1000	9,783	843.00										
2014	2014-660022600	MCSPADDEN, KEN WALTER &			14	122,694	1000	9,469	843.00										
2013	2013-660022600	MCSPADDEN, KEN WALTER &			14	115,589	1000	9,165	813.00										



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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	100% Veneer, Stone
Base/Total Area	1,824 / 1,824
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1984 / 32

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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	123,654		
Lot Value			
Indicated Value	123,654	67.79	Per SqFt
Agland Value	10,414		
Site Improvements	2,166		
Total Value	259,888	142.48	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	94.92	Total Misc Impr	+ 4,520
Roofing Adj	+ 4.38	Garage Cost	+
Subfloor Adj	+ 2.38	Total RCN	= 220,810
Heat/Cool Adj	+ 10.09	Depreciation (44%)	- 97,156
Plumbing Adj	+ 6.80	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 123,654
Adj Base Cost	= 118.58	Lot Value	+
Total Area	x 1,824	Indicated Value	= 123,654
Adjusted Cost	= 216,290	Value Per SqFt	67.79

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	55380	32x7		224	20.18		4,520



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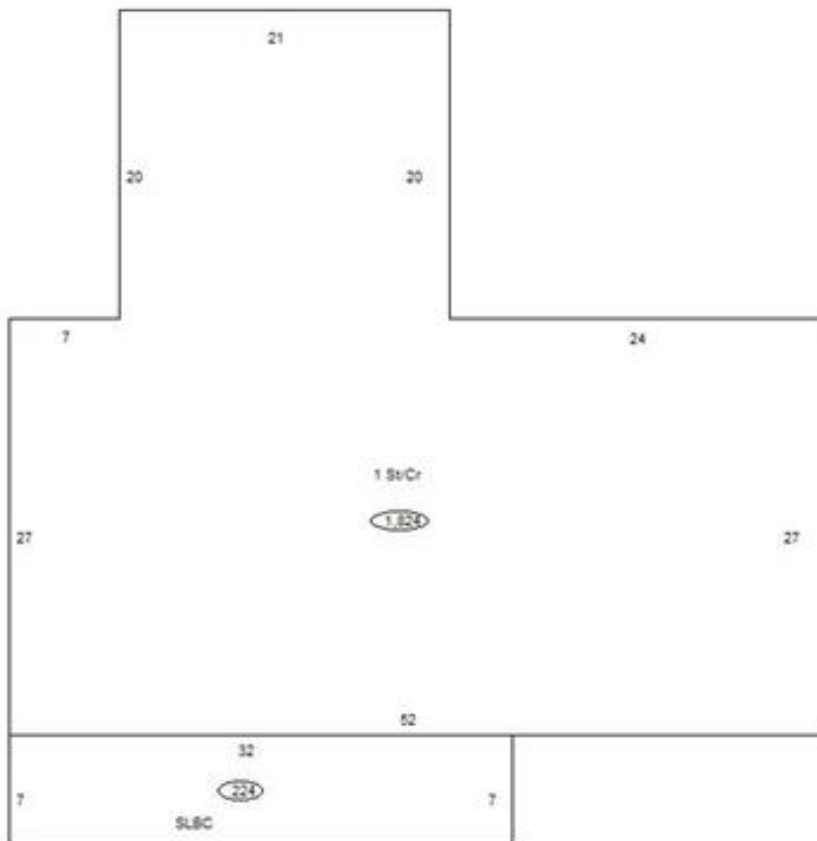
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Sketch Image

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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	1,824	1.000	1,824
2	M	PRCH		10	SLBC	224	1.000	224
Total Building Area						1,824		1,824



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,200
	Qual 3	Cond 3	Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (10.21 x 1,200)	12,252		12,252	12,252
	BARN	BARN	0x0x0			1,880
	Qual 3	Cond 3	Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD
		Base Cost (9.28 x 1,880)	17,446		17,446	15,701
	LT	LEAN-TO	0x0x0			520
	Qual 3	Cond 3	Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD
		Base Cost (2.92 x 520)	1,518		1,518	1,366
	DTGF	DETACHED GARAGE FAIR	0x0x0			336
	Qual 2	Cond 3	Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (95% Phys/ % Func)	RCNLD
		Base Cost (16.00 x 336)	5,376		5,376	5,107
	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)				



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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			56.239	122	122	6,884	6,884
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			17.926	168	168	3,012	3,012
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			.097	192	192	19	19
HC	HECTOR STONY SANDY LOAM	TMBR	20			.281	36	36	10	10
LKB	LINKER FINE SANDY LOAM 1-	NTV PST	63			.402	151	151	61	61
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			5.055	85	85	428	428
TMBR Totals						80.000			10,414	10,414
Total Agland						80.000			10,414	10,414