



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 660032177 Parcel ID 24N18E-36-1-00000-000-0000 Cadastral ID 36-24-18-00300 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 340689 PEARSALL, DAVID GEORGE & PATTI ANN 27752 E 340 RD BIG CABIN OK 74332-0000 Parcel Location Situs 27752 E 340 RD Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 36 / 24 / 18 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.52107094 -95.33156659																																																																																																																									
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Lot Data	
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	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	10% Frame, Siding, Vinyl 90% Veneer, Stone
Base/Total Area	1,946 / 1,946
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	729 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25

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	110.01	Total Misc Impr	+ 9,065
Roofing Adj	+ 4.64	Garage Cost	+ 21,283
Subfloor Adj	+ 0.00	Total RCN	= 292,766
Heat/Cool Adj	+ 12.39	Depreciation (31%)	- 90,757
Plumbing Adj	+ 7.81	Lump Sums	+ 9,435
Basement Adj	+ 0.00	RCNLD	= 211,444
Adj Base Cost	= 134.85	Lot Value	+ 211,444
Total Area	x 1,946	Indicated Value	= 211,444
Adjusted Cost	= 262,418	Value Per SqFt	108.66

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	211,444		
Lot Value			
Indicated Value	211,444	108.66	Per SqFt
Agland Value	2,819		
Site Improvements	51,268		
Total Value	467,540	240.26	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	76919	19x7		133	25.98		3,455
WODC	WOOD DECK - COVERED	76920	27x12		324	29.12		9,435
CPDT	CARPORT - DETACHED	76921	24x21		504	11.13		5,610



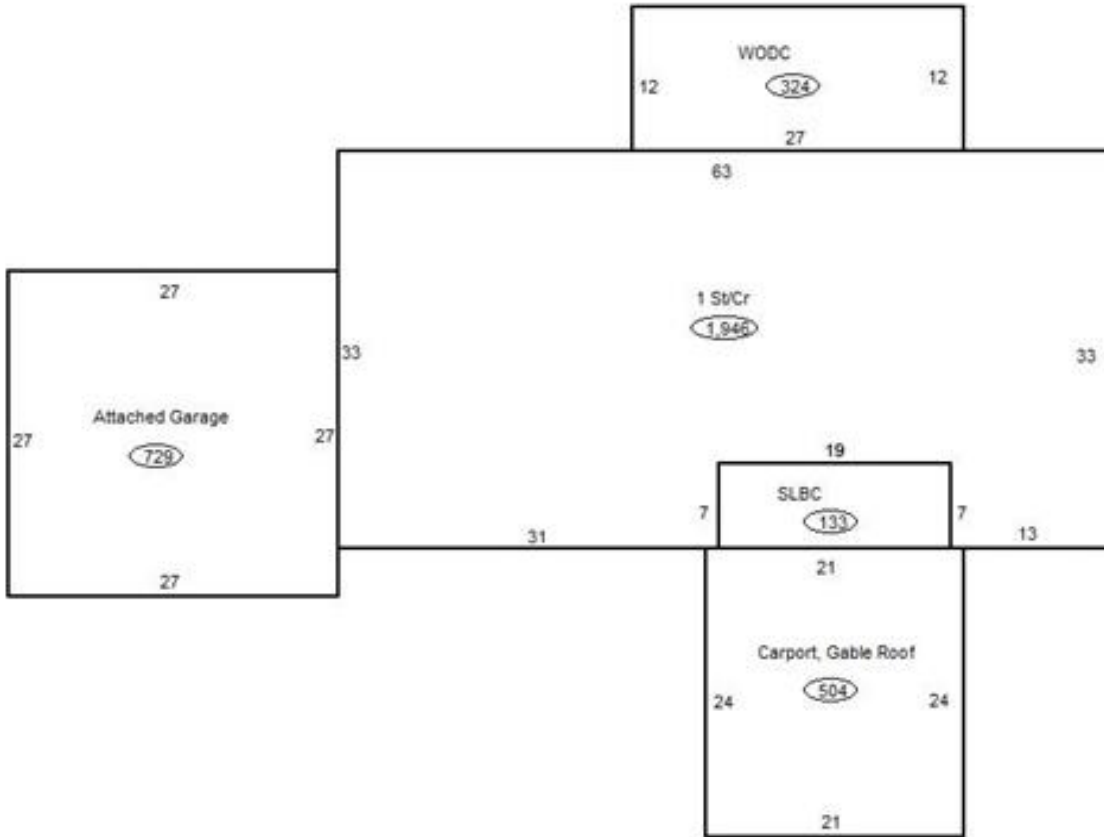
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Sketch Image

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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	1,946	1.000	1,946
2	G	1		13	Attached Garage	729	1.000	729
3	M	PRCH		13	SLBC	133	1.000	133
4	M	WODC		13	WODC	324	1.000	324
5	G	3		13	Carport, Gable Roof	504	1.000	504
Total Building Area						1,946		1,946



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	64x32x0		Metal	2,048
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	
Base Cost (26.76 x 2,048)		54,804		54,804	16,441	38,363
	BARN	BARN	0x0x0		Metal	2,520
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	
Base Cost (8.78 x 2,520)		22,126		22,126	9,957	12,169
	LT	LEAN-TO	30x12x0			360
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	
Base Cost (2.92 x 360)		1,051		1,051	315	736
	GA	GAZEBO AVG	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	
Base Cost (8,350.00 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
HC	HECTOR STONY SANDY LOAM	TMBR	20			3.864	36	36	139	139
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			31.569	63	63	1,989	1,989
LKB	LINKER FINE SANDY LOAM 1-	NTV PST	63			4.567	151	151	691	691
NTV PST Totals						40.000			2,819	2,819
Total Agland						40.000			2,819	2,819