



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 660032178 Parcel ID 24N18E-36-1-00000-000-0000 Cadastral ID 36-24-18-00400 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 84014 MUNS, JOHNNY CARROLL SR & MONICA DAWN GILLISPIE 6404 S 4310 RD BIG CABIN OK 74332-0000 Parcel Location Situs 06404 S 4310 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 36 / 24 / 18 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>660032178 05/20/24</p> <p style="text-align: right;">5/20/2024</p>																																																																																																											
Legal Description Lat/Long: 36.51832423 -95.32933424																																																																																																																
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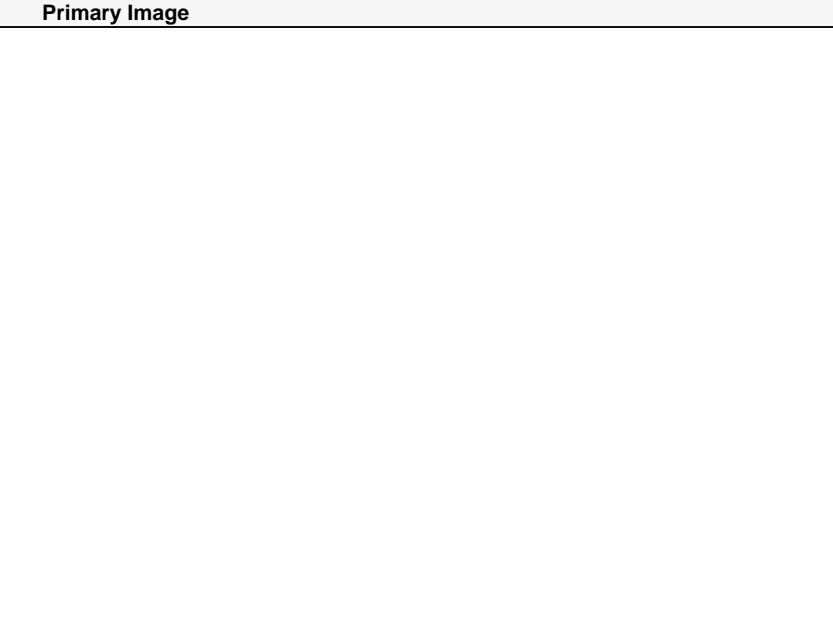
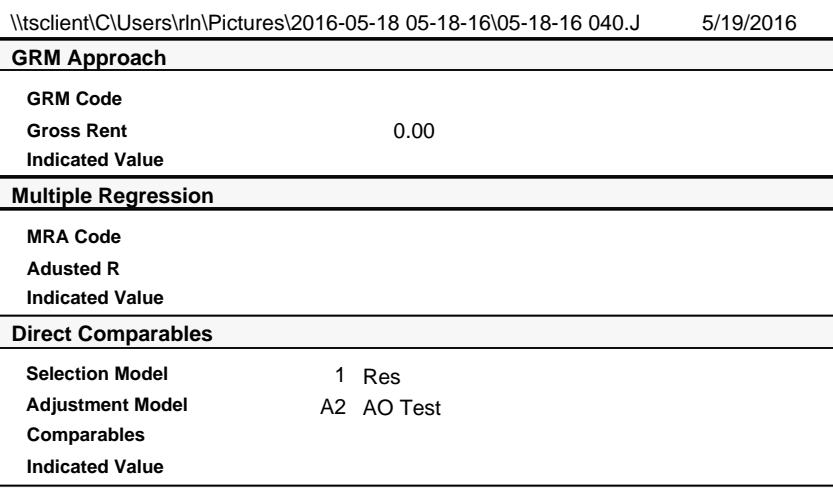
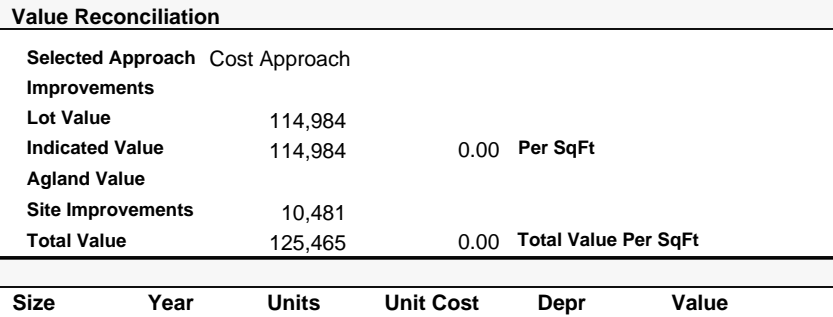



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Lot Data		Square-Foot - NBHD 4050 #1		Primary Image							
Lot Size											
Lot Count											
Units Buildable	10										
Non-Ag Acres	0										
Topography											
Street Access											
Utilities											
Amenities	LAND QUALITY		0								
			0								
Method	Square-Foot										
Base Lot Value	438,100.00 x .26 = 114,984										
Factor Value											
Adjustments	1.0000										
Lot Value	114,984										
Residential Data											
Type											
Condition	-										
Quality	-										
Architecture											
Style											
Exterior Wall											
Base/Total Area	/										
Style											
HVAC											
Roof Cover											
Area on Slab											
Fixture/RghIn	/										
Bed/F/H Bath	/ /										
Basement Area											
Garage Type											
Remodel											
Year/Eff Age	/										
Cost Approach								Manual : 01/2025			
Base Cost	0.00	Total Misc Impr	+ 0								
Roofing Adj	+ 0.00	Garage Cost	+ 0								
Subfloor Adj	+ 0.00	Total RCN	= 0								
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0								
Plumbing Adj	+ 0.00	Lump Sums	+ 0								
Basement Adj	+ 0.00	RCNLD	= 0								
Adj Base Cost	= 0.00	Lot Value	+ 114,984								
Total Area	x	Indicated Value	= 114,984								
Adjusted Cost	= 0	Value Per SqFt	0.00								
Miscellaneous Improvements				Value Reconciliation							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value			

\\tsclient\C\Users\rln\Pictures\2016-05-18 05-18-16\05-18-16 040.J 5/19/2016

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			
Lot Value	114,984		
Indicated Value	114,984	0.00	Per SqFt
Agland Value			
Site Improvements	10,481		
Total Value	125,465	0.00	Total Value Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0		Metal	400
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 400)	12,512		12,512	6,256	6,256
	LF	LOAFING SHED	0x0x0			1,056
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 1,056)	4,499		4,499	2,250	2,249
	STF	STG FAIR	16x20x0			320
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 320)	1,498		1,498	749	749
	LF	LOAFING SHED	16x20x0			320
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 320)	1,363		1,363	136	1,227



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 60 x 14
Condition	1.7 - Low
Quality	2 - Fair
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	840 / 840
Style	100% Single Wide
HVAC	
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1984 / 47

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	33.93	Total Misc Impr	+ 11,558	Roofing Adj	+ 2.75	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 49,728	Heat/Cool Adj	+ 0.00	Depreciation (80%)	- 39,782
Plumbing Adj	+ 8.75	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 9,946
Adj Base Cost	= 45.44	Lot Value	+ 9,946	Total Area	x 840	Indicated Value	= 9,946
Adjusted Cost	= 38,170	Value Per SqFt	11.84				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	9,946
Lot Value	
Indicated Value	9,946
Agland Value	11.84 Per SqFt
Site Improvements	
Total Value	9,946
	11.84 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	145662	20x16		320	36.12		11,558



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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	13		10	Singlewide	840	1.000	840
2	M	EPSW		10	EPSW	320	1.000	320
Total Building Area						840		840