



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 23:44:48
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Assessment Data					Primary Image																																																																																																																				
Account 660032194 Parcel ID 24N18E-36-4-00000-000-0000 Cadastral ID 36-24-18-01510 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 263623 PHILLIPS, FRANCES A 27551 E 350 RD BIG CABIN OK 74332-0000 Parcel Location Situs 27711 E 350 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 36 / 24 / 18 / 4 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.51205614 -95.33379307																																																																																																																									
E2 SW SE					Building Permits <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																																																																																																											
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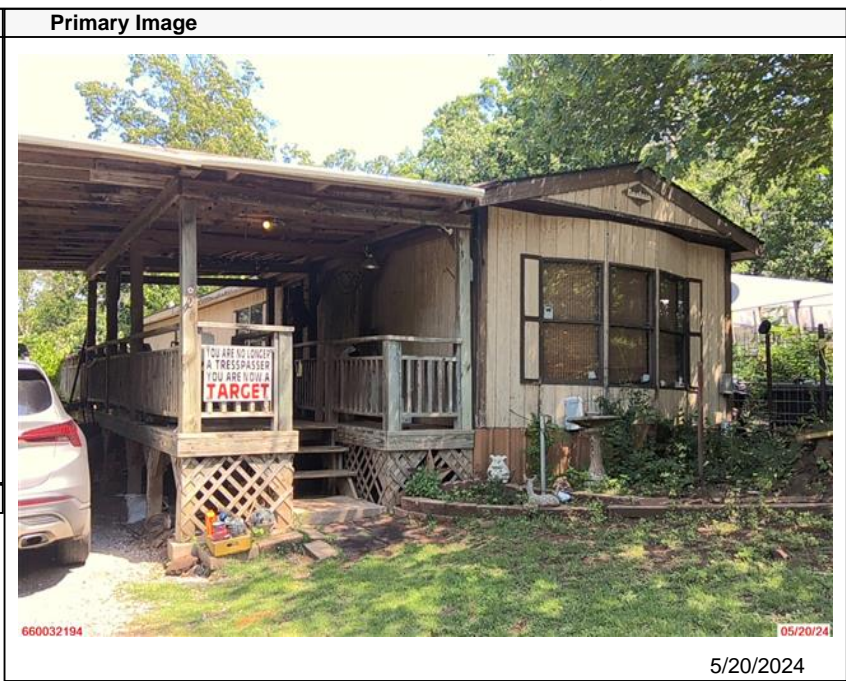
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Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



Residential Data	
Type	
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	/

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	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	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	1,248
Site Improvements	5,015
Total Value	6,263 0.00 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			768	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary			Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 768)		8,049		8,049	3,622	4,427
	CP	CARPORT DIRT	0x0x0			240	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary			Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (3.50 x 240)		840		840	252	588



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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 66 x 14
Condition	1.8 - Low
Quality	2 - Fair
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Lap
Base/Total Area	924 / 924
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1983 / 46

\\tsclient\C\Users\rln\Pictures\2020-06-02\IMG_0001.JPG 6/4/2020	
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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	34.54	Total Misc Impr	+ 15,682	Roofing Adj	+ 2.70	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 61,355	Heat/Cool Adj	+ 4.22	Depreciation (90%)	- 55,220
Plumbing Adj	+ 7.96	Lump Sums	+ 2,817	Basement Adj	+ 0.00	RCNLD	= 8,952
Adj Base Cost	= 49.43	Lot Value	+ 8,952	Total Area	x 924	Indicated Value	= 8,952
Adjusted Cost	= 45,673	Value Per SqFt	9.69				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	8,952		
Lot Value			
Indicated Value	8,952	9.69	Per SqFt
Agland Value			
Site Improvements			
Total Value	8,952	9.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	129171	22x20		440	35.64		15,682
WODO	WOOD DECK - OPEN	129172	26x12		312	15.15	40%	2,817



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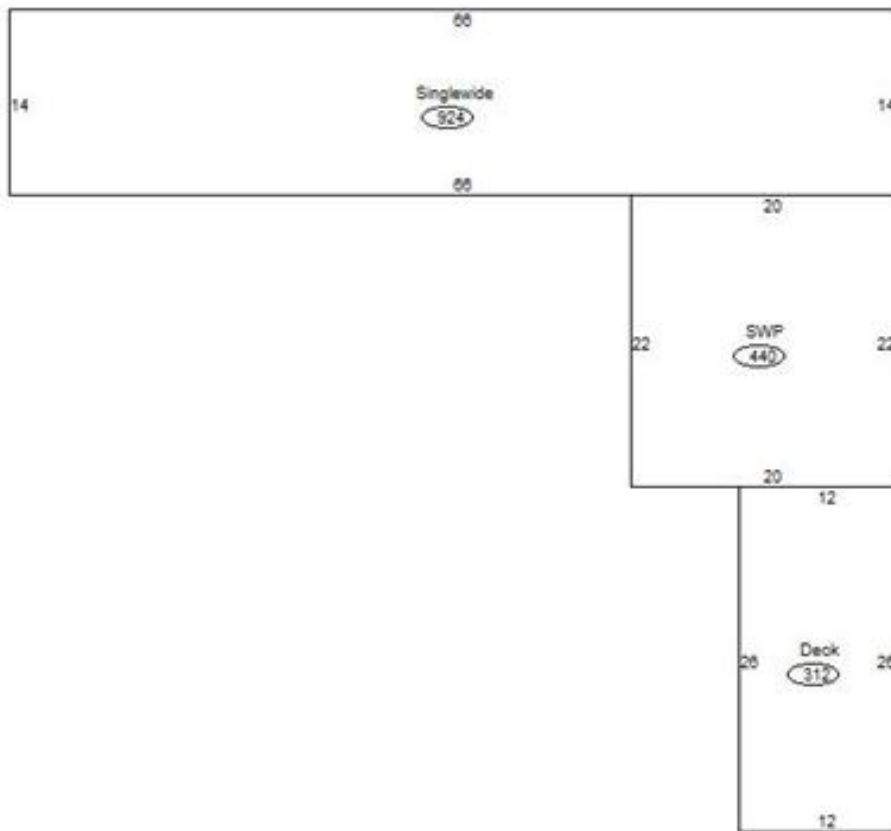
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		13	Singlewide	924	1.000	924
2	M	EPSW		13	EPSW	440	1.000	440
3	M	WODO		13	WODO	312	1.000	312
Total Building Area						924		924



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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	NTV PST	20		0	12.000	48	48	576	576
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35		0	8.000	84	84	672	672
NTV PST Totals						20.000			1,248	1,248
Total Agland						20.000			1,248	1,248