



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 01:10:53
Page 1

Assessment Data					Primary Image				
Account	660055915								
Parcel ID	24N18E-36-2-00000-000-0000								
Cadastral ID	36-24-18-00210								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	2						
Tax Area	14 - CHELSEA RURAL								
Name ID	269211								
SIPULT, JERRY									
6391 S 4300 RD BIG CABIN OK 74332-0000									
Parcel Location									
Situs	06391 S 4300 RD								
Subdivision									
Lot/Block	/	Parcel Size	11 - Acres						
Sec/Twn/Rng	36 / 24 / 18 / 2								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.52014854 -95.34278082									
NE SW NW & N 33' S2 SW NW									
Building Permits									
Number	Description	Opened	Closed	Amount					
R17	R17-POSS NEW POLE BARN PER REV	05/2016	09/2016						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1129/830	WILLIAMS, MELANIE L	08/31/1998	15,000	Yes					
1001/557	ZELLNER, GERALD R TRUSTEE & GEN	08/31/1995	19,000	No					
992/174	MEITZEN, JOSEPH EDWARD	06/06/1995	19,000	Yes					
987/850	MEITZEN, JOSEPH EDWARD	04/22/1995	0	No					
944/279	ZELLNER, GERALD R TRUSTEE & GEN	06/19/1992	10,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	1999	Land Value	120,708	28,661	11%	3,153	Assessed	7,479 618.89	
Year Frozen	0	Improvements	91,301	39,334		4,326	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -83.00	
TIF Project ID	0	Total Value	212,009	67,995		7,479	Total Taxable	6,479 536.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660055915	SIPULT, JERRY	14	246,455	1000	6,262	518.00		
2024	2024-660055915	SIPULT, JERRY	14	249,886	1000	6,051	511.00		
2023	2023-660055915	SIPULT, JERRY	14	121,591	1000	5,845	498.00		
2022	2022-660055915	SIPULT, JERRY	14	119,325	1000	5,646	478.00		
2021	2021-660055915	SIPULT, JERRY	14	108,406	1000	5,452	462.00		
2020	2020-660055915	SIPULT, JERRY	14	107,886	1000	5,264	446.00		
2019	2019-660055915	SIPULT, JERRY	14	103,194	1000	5,082	436.00		
2018	2018-660055915	SIPULT, JERRY	14	105,592	1000	4,905	419.00		
2017	2017-660055915	SIPULT, JERRY	14	104,589	1000	4,733	406.00		
2016	2016-660055915	SIPULT, JERRY	14	89,650	1000	3,358	293.00		
2015	2015-660055915	SIPULT, JERRY	14	88,688	1000	3,232	278.00		
2014	2014-660055915	SIPULT, JERRY	14	85,155	1000	3,108	277.00		
2013	2013-660055915	SIPULT, JERRY	14	82,483	1000	2,989	265.00		



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Date 04/17/2026
 Time 01:10:53
 Page 2

Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	11	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	458,469.00 x .26 = 120,708	
Factor Value		
Adjustments	1.0000	
Lot Value	120,708	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	800 / 800
Style	100% One Story
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2000 / 26

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	115,080	143.85	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	63,892		
Lot Value	120,708		
Indicated Value	184,600	230.75	Per SqFt
Agland Value			
Site Improvements	27,409		
Total Value	212,009	265.01	Total Value Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	98.91	Total Misc Impr	+	0	
Roofing Adj	+ 4.44	Garage Cost	+		
Subfloor Adj	+ 2.57	Total RCN	=	89,648	
Heat/Cool Adj	+ 0.00	Depreciation (38%)	-	34,066	
Plumbing Adj	+ 6.14	Lump Sums	+	8,310	
Basement Adj	+ 0.00	RCNLD	=	63,892	
Adj Base Cost	= 112.06	Lot Value	+	120,708	
Total Area	x 800	Indicated Value	=	184,600	
Adjusted Cost	= 89,648	Value Per SqFt		230.75	

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	78566	40x8		320	25.97		8,310



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Date 04/17/2026
Time 01:10:53
Page 3

Sketch Image

660055915



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	800	1.000	800
2	M	WODC		10	WODC	320	1.000	320
Total Building Area						800		800



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Date 04/17/2026
 Time 01:10:53
 Page 4

660055915

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		30x50x0			1,500
	Qual 3	Cond 3	Year 2014	Eff Age	9	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (11.52 x 1,500)		17,280		17,280	17,280
	BARN BARN		40x22x0			880
	Qual	Cond	Year 2014	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (11.51 x 880)		10,129		10,129	10,129
	STF STG FAIR		0x0x0			77
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 77)		360		360 360	
	CP CARPORT DIRT		0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					
	CP CARPORT DIRT		0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					