



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:56:59
Page 1

Assessment Data					Primary Image				
Account	660061339				<p>D:\Convert\Photos\660\061\339-04.jpg 5/5/2004</p>				
Parcel ID	24N18E-36-2-00000-000-0000								
Cadastral ID	36-24-18-00220								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	2						
Tax Area	14 - CHELSEA RURAL								
Name ID	347997								
MCCLOUD, JENNIFER									
6251 S 4300 RD BIG CABIN OK 74332-0000									
Parcel Location									
Situs	06251 S 4300 RD								
Subdivision									
Lot/Block	/	Parcel Size	6 - Acres						
Sec/Twn/Rng	36 / 24 / 18 / 2								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.52055810 -95.34502915									
Building Permits									
N 396' NW SW NW									
Number	Description	Opened	Closed	Amount					
R-5	SIZE OF DWMH	08/2004	01/2005						
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	MORRISON, KEITH &	08/27/2025	245,000	WG
H	Homestead	No	1,000		/	BARNES, NICHOLAS DILLON &	07/10/2023	160,000	WG
H	Homestead	No	1,000		/	KELLEHAN, ANITA 1/2 INT &	06/10/2021	100,000	YES
H	Homestead	No	1,000		/	KELLEHAN, RONNIE	02/17/2021	0	4
					/	SEC OF HUD	04/29/2020	0	3
					/	AMERICAN FINANCIAL RESOURCES II	07/19/2019	0	3
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	2026	Land Value	189,811	189,811	11%	20,879	Assessed	26,950	2,230.11
Year Frozen	0	Improvements	55,192	55,192		6,071	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	245,003	245,003		26,950	Total Taxable	26,950	2,230.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660061339	MCCLOUD, JENNIFER	14	146,544	1000	15,119	1,251.00		
2024	2024-660061339	MORRISON, KEITH &	14	145,395	1000	14,993	1,265.00		
2023	2023-660061339	MORRISON, KEITH &	14	100,000	0	11,000	938.00		
2022	2022-660061339	BARNES, NICHOLAS DILLON &	14	100,783	0	11,086	938.00		
2021	2021-660061339	BARNES, NICHOLAS DILLON &	14	82,700	0	9,098	771.00		
2020	2020-660061339	KELLEHAN, RONNIE	14	97,018	0	10,548	895.00		
2019	2019-660061339	AMERICAN FINANCIAL RESOURCES INC	14	91,327	1000	9,046	777.00		
2018	2018-660061339	FIPPS, ROGER E & STACEY A	14	96,532	1000	9,613	821.00		
2017	2017-660061339	FIPPS, ROGER E & STACEY A	14	95,888	1000	9,304	798.00		
2016	2016-660061339	FIPPS, ROGER E & STACEY A	14	90,942	1000	9,004	785.00		
2015	2015-660061339	FIPPS, ROGER E & STACEY A	14	95,141	1000	9,466	815.00		
2014	2014-660061339	NELSON, KALIE A	14	93,649	1000	9,301	829.00		
2013	2013-660061339	HONEGGER, SARAH V &	14	99,984	1000	9,998	887.00		



Rogers

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Date 04/18/2026
 Time 07:56:59
 Page 2

Lot Data		Square-Foot - NBHD 4050 #1	
Lot Size			
Lot Count			
Units Buildable	6		
Non-Ag Acres	6.0365		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	262,951.00 x .26 = 67,147		
Factor Value			
Adjustments	2.8268		
Lot Value	189,811		



5/20/2024

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	+ 189,811
Total Area	x	Indicated Value	= 189,811
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	189,811		
Indicated Value	189,811	0.00	Per SqFt
Agland Value			
Site Improvements	2,434		
Total Value	192,245	0.00	Total Value Per SqFt

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



Rogers




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Date 04/18/2026
 Time 07:56:59
 Page 3

660061339

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	20x15x0		Formed Metal	300	
	Qual	2	Cond 3	Year	2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)		RCNLD
	Base Cost (9.22 x 300)		2,766		2,766	332	2,434
	STF	STG FAIR	0x0x0				
	Qual		Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
	Base Cost (4.68 x)						
	STF	STG FAIR	0x0x0				
	Qual		Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
	Base Cost (4.68 x)						



Rogers

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Date 04/18/2026
 Time 07:57:00
 Page 4

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 70 x 28							
Condition	3 - Average							
Quality	3 - Average							
Architecture	1DW EXCP DWIDE MH							
Style	100% Double Wide							
Exterior Wall	100% Frame, Siding, Vinyl							
Base/Total Area	1,960 / 1,960							
Style	100% Double 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	1998 / 21							
Cost Approach		Manual : 01/2025						
Base Cost	58.56	Total Misc Impr	+ 0					
Roofing Adj	+ 2.44	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 134,240					
Heat/Cool Adj	+ 2.17	Depreciation (64%)	- 85,914					
Plumbing Adj	+ 5.32	Lump Sums	+ 4,432					
Basement Adj	+ 0.00	RCNLD	= 52,758					
Adj Base Cost	= 68.49	Lot Value	+ 52,758					
Total Area	x 1,960	Indicated Value	= 52,758					
Adjusted Cost	= 134,240	Value Per SqFt	26.92					
		GRM Approach						
		GRM Code						
		Gross Rent	0.00					
		Indicated Value						
		Multiple Regression						
		MRA Code	1 Test					
		Adusted R	0.8445					
		Indicated Value	190,216 97.05 Per SqFt					
		Direct Comparables						
		Selection Model	1 Res					
		Adjustment Model	A2 AO Test					
		Comparables						
		Indicated Value						
		Value Reconciliation						
		Selected Approach	Cost Approach					
		Improvements	52,758					
		Lot Value						
		Indicated Value	52,758 26.92 Per SqFt					
		Agland Value						
		Site Improvements						
		Total Value	52,758 26.92 Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	145660	24x12		288	30.78	50%	4,432



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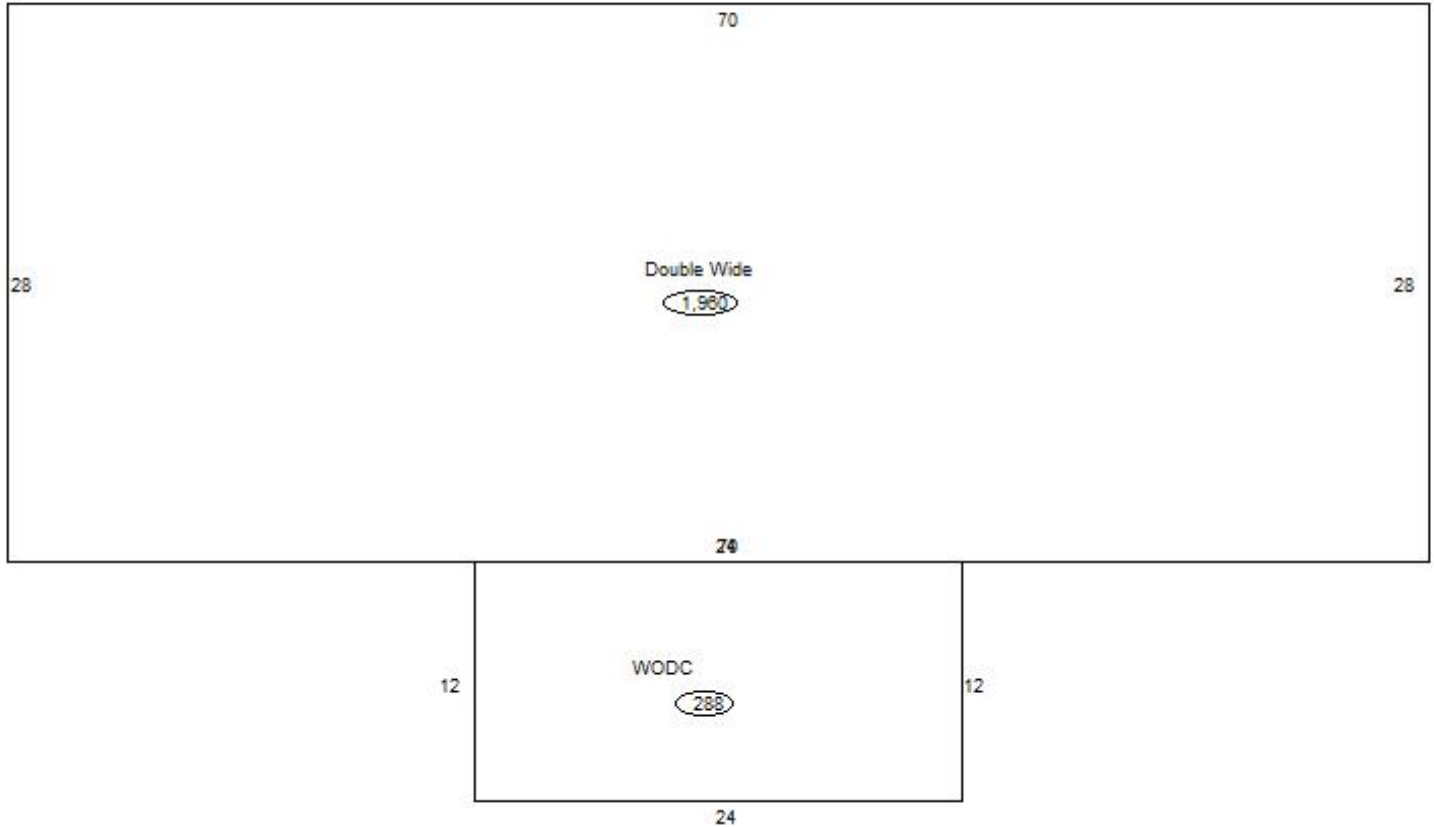
Date 04/18/2026

Time 07:57:00

Page 5

Sketch Image

660061339



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Double Wide	1,960	1.000	1,960
2	M	WODC		10	WODC	288	1.000	288
Total Building Area						1,960		1,960