



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 08:00:51  
Page 1

Assessment Data					Primary Image				
<b>Account</b> 660071406 <b>Parcel ID</b> 24N18E-24-2-00000-000-0000 <b>Cadastral ID</b> 24-24-18-00410 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 14 - CHELSEA RURAL <b>Name ID</b> 310868 VANDERPOOL, SHIRLEY TRUSTEE  4303 S 4300 RD BIG CABIN OK 74332-0000  <b>Parcel Location</b> <b>Situs</b> 04303 S 4300 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 24 / 24 / 18 / 2 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS									
<b>Legal Description</b> Lat/Long: 36.54962484 -95.34393244 N 330' SW NW									
					Building Permits				
					Number	Description	Opened	Closed	Amount
					R-5	NEW SHOP AND SIZE OF MH	08/2004	01/2005	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2359/835	VANDERPOOL, SHIRLEY R	09/26/2013	0	4
					1694/446	BUCHANAN, ALLEN D & AMEE R	07/14/2005	0	16
					1128/471	BUCHANAN, SHIRLEY R	08/26/1998	0	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	2006	Land Value	1,604	1,604	11%	176	Assessed	9,004	745.08
Year Frozen	0	Improvements	60,373	36,611		4,027	Penalty	0	
Uncapped Value	0	Mobile Home	44,109	43,646		4,801	Exemption	1,000	-83.00
TIF Project ID	0	Total Value	106,086	81,861		9,004	Total Taxable	8,004	662.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660071406	VANDERPOOL, SHIRLEY TRUSTEE	14	92,954	1000	7,742	641.00		
2024	2024-660071406	VANDERPOOL, SHIRLEY TRUSTEE	14	99,208	1000	7,488	632.00		
2023	2023-660071406	VANDERPOOL, SHIRLEY TRUSTEE	14	86,001	1000	7,240	617.00		
2022	2022-660071406	VANDERPOOL, SHIRLEY TRUSTEE	14	81,583	1000	7,000	592.00		
2021	2021-660071406	VANDERPOOL, SHIRLEY TRUSTEE	14	70,616	1000	6,768	574.00		
2020	2020-660071406	VANDERPOOL, SHIRLEY TRUSTEE	14	76,149	1000	7,300	619.00		
2019	2019-660071406	VANDERPOOL, SHIRLEY TRUSTEE	14	73,261	1000	7,059	606.00		
2018	2018-660071406	VANDERPOOL, SHIRLEY TRUSTEE	14	75,862	1000	7,345	627.00		
2017	2017-660071406	VANDERPOOL, SHIRLEY TRUSTEE	14	75,036	1000	7,254	622.00		
2016	2016-660071406	VANDERPOOL, SHIRLEY TRUSTEE	14	78,808	1000	7,460	650.00		
2015	2015-660071406	VANDERPOOL, SHIRLEY TRUSTEE	14	74,671	1000	7,213	621.00		
2014	2014-660071406	VANDERPOOL, SHIRLEY TRUSTEE	14	75,892	1000	7,348	655.00		
2013	2013-660071406	VANDERPOOL, SHIRLEY R	14	81,647	1000	7,788	691.00		



# Rogers

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Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 08:00:51  
 Page 2

<b>Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE)</b>	
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	



<b>Residential Data</b>	
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	/

<b>GRM Approach</b>	
GRM Code	
Gross Rent	0.00
Indicated Value	

<b>Multiple Regression</b>	
MRA Code	
Adjusted R	
Indicated Value	

<b>Direct Comparables</b>	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
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

<b>Value Reconciliation</b>	
Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	1,604
Site Improvements	60,373
Total Value	61,977 0.00 Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 08:00:51  
 Page 3

660071406

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,800	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (27.62 x 1,800)	49,716		49,716	4,972	44,744
	BARN	BARN	40x36x0		Metal	1,440	
	Qual	3	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (9.88 x 1,440)	14,227		14,227		14,227
	LT	LEAN-TO	20x24x0			480	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (2.92 x 480)	1,402		1,402		1,402
	CP	CARPORT DIRT	0x0x0				
	Qual		Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (3.50 x )					



# Rogers

## Assessment Property Record Card for Tax Year 2026

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Date 04/17/2026  
 Time 08:00:52  
 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 52 x 28
Condition	3.8 - Average
Quality	3.8 - Average
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,456 / 1,456
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	2002 / 15

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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	39.51	Total Misc Impr	+ 16,953				
Roofing Adj	+ 3.41	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 102,580				
Heat/Cool Adj	+ 3.83	Depreciation ( 57%)	- 58,471				
Plumbing Adj	+ 12.05	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 44,109				
Adj Base Cost	= 58.81	Lot Value	+ 0				
Total Area	x 1,456	Indicated Value	= 44,109				
Adjusted Cost	= 85,627	Value Per SqFt	30.29				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	44,109		
Lot Value			
Indicated Value	44,109	30.29	Per SqFt
Agland Value			
Site Improvements			
Total Value	44,109	30.29	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	128902	15x15		225	48.88		10,998
PRCH	SLAB PORCH - COVERED	128903	18x18		324	18.38		5,955



# Rogers

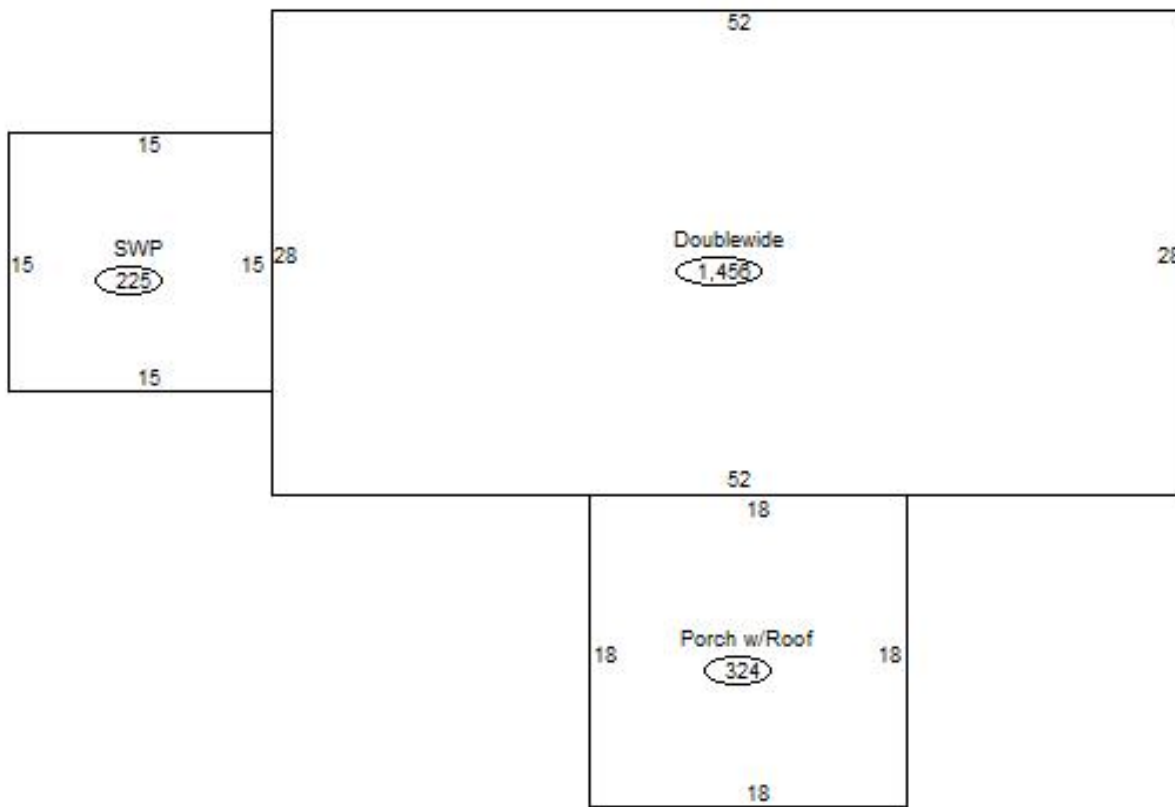
## Assessment Property Record Card for Tax Year 2026

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Date 04/17/2026  
Time 08:00:52  
Page 5

### Sketch Image

660071406



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		13	Doublewide	1,456	1.000	1,456
2	M	EPSW		13	EPSW	225	1.000	225
3	M	PRCH		13	SLBC	324	1.000	324
<b>Total Building Area</b>						1,456		1,456



# Rogers

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Date 04/17/2026  
Time 08:00:52  
Page 6

### Agland Inventory

660071406

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51		0	3.000	143	143	428	428
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	7.000	168	168	1,176	1,176
<b>IMP PST Totals</b>						10.000			1,604	1,604
<b>Total Agland</b>						10.000			1,604	1,604