



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 660078592 Parcel ID 24N18E-02-4-00000-000-0000 Cadastral ID 02-24-18-01320 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 277334 JOHNSTON, JAMES HOMER II & MICHELLE 26896 E 295 RD UNIT A BIG CABIN OK 74332-0000 Parcel Location Situs 26896 295 RD UNIT Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 2 / 24 / 18 / 4 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>660078592_003.JPG 4/25/2025</p>																																																	
Legal Description Lat/Long: 36.58893609 -95.35418778																																																						
NW NW 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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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	1773/632	JOHNSTON, JUDY LIFE ESTATE	05/15/2006	0	4																																													
					1301/11	JOHNSTON, JUDY	06/26/2001	0	11																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>82.750</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>1999</td> <td>Land Value 734</td> <td>734</td> <td>11%</td> <td>81</td> <td>Assessed</td> <td>4,771</td> <td>394.80</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 35,580</td> <td>27,396</td> <td> </td> <td>3,014</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 16,045</td> <td>15,234</td> <td> </td> <td>1,676</td> <td>Exemption</td> <td>1,000</td> <td>-83.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 52,359</td> <td>43,364</td> <td> </td> <td>4,771</td> <td>Total Taxable</td> <td>3,771</td> <td>312.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	Remove Cap	1999	Land Value 734	734	11%	81	Assessed	4,771	394.80	Year Frozen	0	Improvements 35,580	27,396		3,014	Penalty	0		Uncapped Value	0	Mobile Home 16,045	15,234		1,676	Exemption	1,000	-83.00	TIF Project ID	0	Total Value 52,359	43,364		4,771	Total Taxable	3,771	312.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660078592	JOHNSTON, JAMES HOMER II &	14	44,712	1000	3,632	301.00																																															
2024	2024-660078592	JOHNSTON, JAMES HOMER II &	14	70,851	1000	3,497	295.00																																															
2023	2023-660078592	JOHNSTON, JAMES HOMER II &	14	58,436	1000	3,366	287.00																																															
2022	2022-660078592	JOHNSTON, JAMES HOMER II &	14	54,959	1000	3,238	274.00																																															
2021	2021-660078592	JOHNSTON, JAMES HOMER II &	14	39,339	1000	3,116	264.00																																															
2020	2020-660078592	JOHNSTON, JAMES HOMER II &	14	38,845	1000	2,995	254.00																																															
2019	2019-660078592	JOHNSTON, JAMES HOMER II &	14	37,037	1000	2,880	247.00																																															
2018	2018-660078592	JOHNSTON, JAMES HOMER II &	14	36,555	1000	2,766	236.00																																															
2017	2017-660078592	JOHNSTON, JAMES HOMER II &	14	36,278	1000	2,656	228.00																																															
2016	2016-660078592	JOHNSTON, JAMES HOMER II &	14	33,112	1000	2,547	222.00																																															
2015	2015-660078592	JOHNSTON, JAMES HOMER II &	14	31,301	1000	2,443	210.00																																															
2014	2014-660078592	JOHNSTON, JAMES HOMER II &	14	7,691	846		.00																																															
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			936
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 936)		29,278		29,278	5,856
	LT	LEAN-TO	10x24x0			240
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 240)		701		701	140
	STF	STG FAIR	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					



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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	6 Mobile Home 55 x 12
Condition	1 - Low
Quality	1 - Low
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	660 / 660
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	1973 / 74

660078592_003.JPG 4/25/2025

Cost Approach		Manual : 01/2025	
Base Cost	30.65	Total Misc Impr	+ 0
Roofing Adj	+ 2.38	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 27,080
Heat/Cool Adj	+ 0.00	Depreciation (80%)	- 21,664
Plumbing Adj	+ 8.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 5,416
Adj Base Cost	= 41.03	Lot Value	+ 5,416
Total Area	x 660	Indicated Value	= 5,416
Adjusted Cost	= 27,080	Value Per SqFt	8.21

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	

Value Reconciliation			
Selected Approach	Correlated Value		
Improvements	750		
Lot Value			
Indicated Value	750	1.14	Per SqFt
Agland Value			
Site Improvements			
Total Value	750	1.14	Total Value Per SqFt

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



Rogers

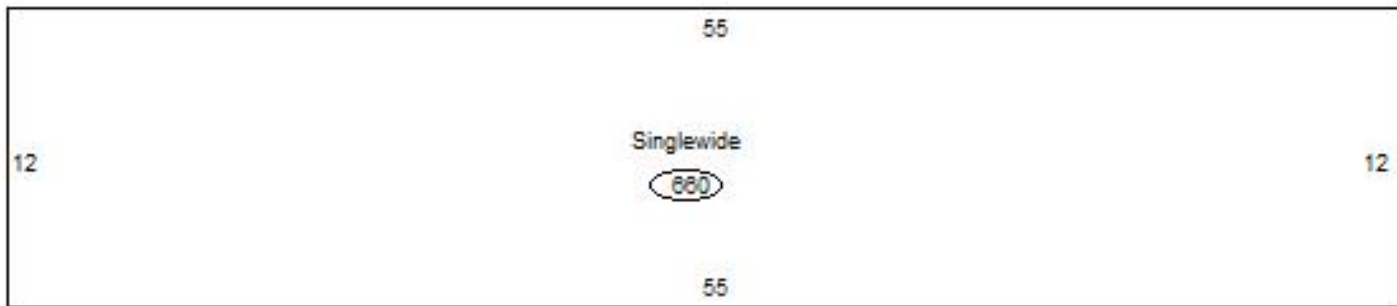
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Sketch Image

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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	660	1.000	660
Total Building Area						660		660



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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	2.5 - Fair
Quality	3 - Average
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	980 / 980
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1975 / 45

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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	37.52	Total Misc Impr	+	30,730			
Roofing Adj	+ 2.86	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	84,973			
Heat/Cool Adj	+ 4.33	Depreciation (82%)	-	69,678			
Plumbing Adj	+ 10.63	Lump Sums	+	11,597			
Basement Adj	+ 0.00	RCNLD	=	26,892			
Adj Base Cost	= 55.35	Lot Value	+				
Total Area	x 980	Indicated Value	=	26,892			
Adjusted Cost	= 54,243	Value Per SqFt		27.44			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	26,892		
Lot Value			
Indicated Value	26,892	27.44	Per SqFt
Agland Value			
Site Improvements			
Total Value	26,892	27.44	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	128460	66x12		792	38.80		30,730
WODC	WOOD DECK - COVERED	128461	16x16		256	33.61	20%	6,883
WODC	WOOD DECK - COVERED	128462	16x10		160	42.09	30%	4,714



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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	980	1.000	980
2	M	EPSW		13	EPSW	792	1.000	792
3	M	WODC		13	WODC	256	1.000	256
4	M	WODC		13	WODC	160	1.000	160
Total Building Area						980		980



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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	TMBR	20			1.150	36	36	41	41
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			6.150	63	63	387	387
LKB	LINKER FINE SANDY LOAM 1-	TMBR	63			2.700	113	113	306	306
TMBR Totals						10.000			734	734
Total Agland						10.000			734	734