



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 660079341 Parcel ID 24N18E-01-2-00000-000-0000 Cadastral ID 01-24-18-01810 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 348712 BARY, STEVEN D & DONNA L REVOCABLE LIVING TRUST 27051 E 295 RD BIG CABIN OK 74332-0000 Parcel Location Situs 27051 E 295 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 1 / 24 / 18 / 2 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>660079341_001.JPG 4/22/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.59163596 -95.34324161																																																																																																																									
S 400' OF NE SW NW & W 260' OF SE SW NW					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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Lot Data	
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	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,390 / 2,390
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,390
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	780 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38

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	107,13	Total Misc Impr	+ 30,720
Roofing Adj	+ 5.10	Garage Cost	+ 28,444
Subfloor Adj	+ -3.33	Total RCN	= 366,231
Heat/Cool Adj	+ 14.18	Depreciation (45%)	- 164,804
Plumbing Adj	+ 5.40	Lump Sums	+ 5,306
Basement Adj	+ 0.00	RCNLD	= 206,733
Adj Base Cost	= 128.48	Lot Value	+ 86.50
Total Area	x 2,390	Indicated Value	= 206,733
Adjusted Cost	= 307,067	Value Per SqFt	86.50

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	206,733		
Lot Value			
Indicated Value	206,733	86.50	Per SqFt
Agland Value	1,512		
Site Improvements	32,348		
Total Value	240,593	100.67	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,301.04		6,301
SHLT	STORM SHELTER	0		1	2020	0.00		
WODO	WOOD DECK - OPEN	95486	20x12		240	22.11		5,306
PRCH	SLAB PORCH - COVERED	95487	14x6		84	28.67		2,408
EPSW	ENCLOSED PORCH - SOLID WALL	95489	20x15		300	73.37		22,011



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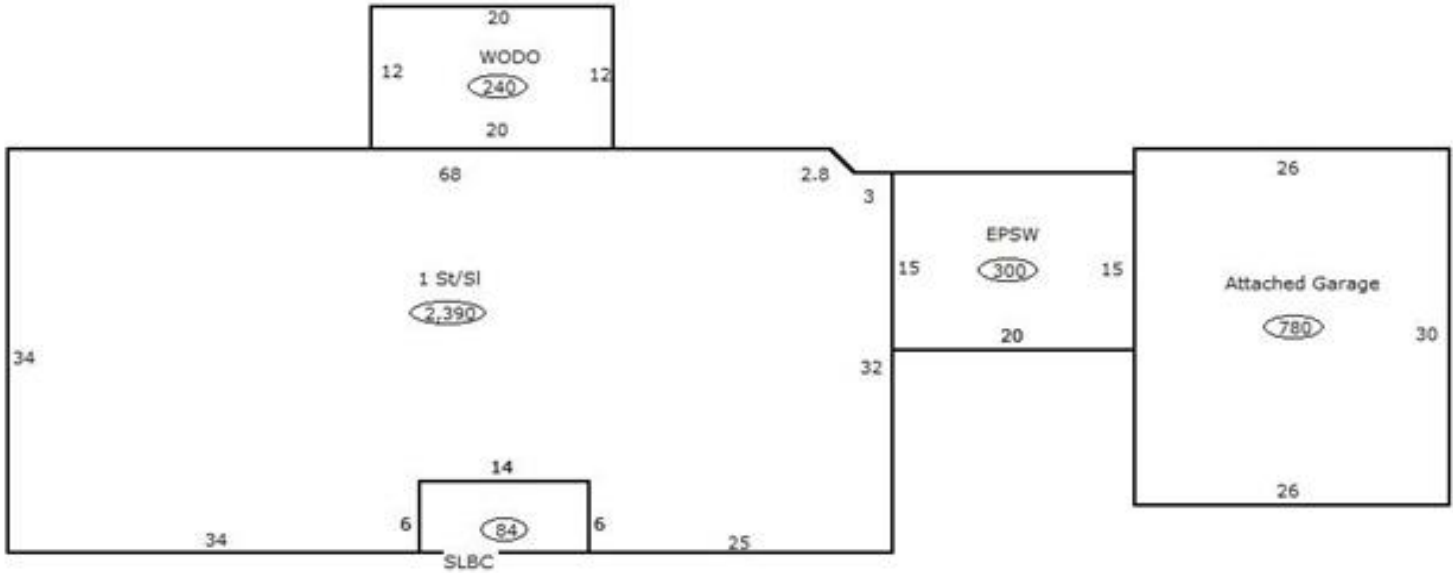
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,390	1.000	2,390
2	M	WODO		13	WODO	240	1.000	240
3	M	PRCH		13	SLBC	84	1.000	84
4	G	1		13	Attached Garage	780	1.000	780
5	M	EPSW		13	EPSW	300	1.000	300
Total Building Area						2,390		2,390



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			1,225	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (10.17 x 1,225)		12,458		12,458	6,229	6,229
	BARN	BARN	0x0x0			3,200	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (8.39 x 3,200)		26,848		26,848	1,342	25,506
	LF	LOAFING SHED	0x0x0			288	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 288)		1,227		1,227	614	613



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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
LKB	LINKER FINE SANDY LOAM 1-	NTV PST	63			10.000	151	151	1,512	1,512
NTV PST Totals						10.000			1,512	1,512
Total Agland						10.000			1,512	1,512