



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 660090795 Parcel ID 24N18E-14-4-00000-000-0000 Cadastral ID 14-24-18-00323 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 339277 ARNOLD, KATIE LEE & CLINTON CADE 26507 E 320 RD BIG CABIN OK 74332-0000 Parcel Location Situs 26507 E 320 RD Subdivision Lot/Block / Parcel Size 4 - Acres Sec/Twn/Rng 14 / 24 / 18 / 4 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																																									
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Legal Description Lat/Long: 36.55441682 -95.35392504 COMM SW/C SW SE; N88-19-42E ALG S/L THEREOF 125.80' TO POB; CONT N88-19-42E 146.88' TO NLY HWY ROW; N50-52-36E ALG ROW 497.74';N39-07-24W 330'; S50-52-36W 396'; S 39-07-24E 43'; S36-10 30W 47.36'; S25-38-06W 30.87'; S16-21-55W 50.94'; S11-52-06W 82'; S23-58-25W 18.10'; N87-03-03E 29.04'; S04-23-57E 81.15' TO POB.					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>R19</td> <td>R20- BUILDING SOMETHING NEW</td> <td>07/2019</td> <td>09/2019</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19	R20- BUILDING SOMETHING NEW	07/2019	09/2019																																																																																																							
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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 3.9974 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 174,125.00 x .25 = 43,838 Factor Value Adjustments 1.0000 Lot Value 43,838		 <p style="text-align: right;">3/1/2024</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Vinyl
Base/Total Area	1,964 / 2,604
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,964
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	708 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2009 / 13

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	409,906	157.41	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	93.04	Total Misc Impr	+	14,162	
Roofing Adj	+ 4.67	Garage Cost	+	25,880	
Subfloor Adj	+ -2.53	Total RCN	=	346,767	
Heat/Cool Adj	+ 14.18	Depreciation (13%)	-	45,080	
Plumbing Adj	+ 8.42	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	301,687	
Adj Base Cost	= 117.79	Lot Value	+	43,838	
Total Area	x 2,604	Indicated Value	=	345,525	
Adjusted Cost	= 306,725	Value Per SqFt		132.69	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	301,687		
Lot Value	43,838		
Indicated Value	345,525	132.69	Per SqFt
Agland Value			
Site Improvements	62,012		
Total Value	407,537	156.50	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	110605	29x10		290	30.89		8,958
PRCH	SLAB PORCH - COVERED	110606	184		184	28.28		5,204



Rogers

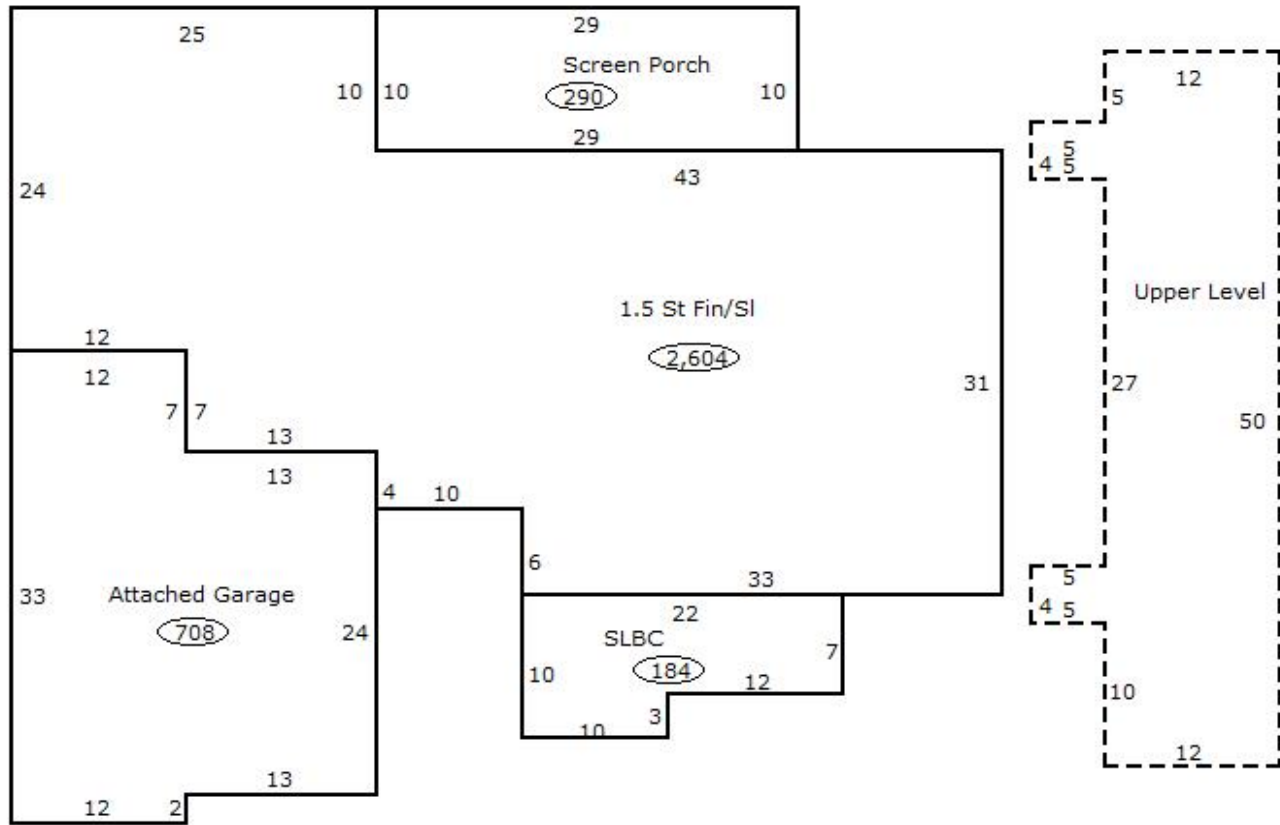
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Sketch Image

660090795



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,964	1.326	2,604
2	G	1		13	Attached Garage	708	1.000	708
3	M	EPKS		13	Screen Porch	290	1.000	290
4	M	PRCH		13	SLBC	184	1.000	184
5	U	^UL	Overhang	13	Upper Level	640	1.000	640
Total Building Area						1,964		2,604



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	50x40x0			2,000	
	Qual	Cond	Year	2019	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
		Base Cost (29.46 x 2,000)	58,920		58,920	58,920	
	LT	LEAN-TO	50x10x0			500	
	Qual	Cond	Year	2019	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x 500)	1,460		1,460	1,460	
	STF	STG FAIR	12x16x0			192	
	Qual	2	Cond	3	Year	Eff Age	1520
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 192)	899		899	45	854
	LF	LOAFING SHED	12x8x0			96	
	Qual	3	Cond	3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 96)	409		409	20	389
	LF	LOAFING SHED	12x8x0			96	
	Qual	3	Cond	3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 96)	409		409	20	389