



# 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	660094457													
Parcel ID	24N18E-02-1-00000-000-0001													
Cadastral ID	02-24-18-00220													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	14 - CHELSEA RURAL													
Name ID	344001													
JAMES, DONALD E														
701 E MASON DR BROKEN ARROW OK 74012-0000														
Parcel Location														
Situs	26931 E 295 RD													
Subdivision														
Lot/Block	/	Parcel Size	40.1 - Acres											
Sec/Twn/Rng	2 / 24 / 18 / 1													
Neighborhood	4050 - CHELSEA FOYIL RURAL													
School District	S003 - CHELSEA SCHOOLS													
Legal Description Lat/Long: 36.59177010 -95.34868090														
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>R15</td> <td>R15-HOUSE POSS NOT LIVABLE PER</td> <td>06/2014</td> <td>11/2014</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R15	R15-HOUSE POSS NOT LIVABLE PER	06/2014	11/2014	
Number	Description	Opened	Closed	Amount										
R15	R15-HOUSE POSS NOT LIVABLE PER	06/2014	11/2014											
COMM NW/C E2 SW NE; N89-37-46E ALG N/L 47.18'; S36-37-47E 704 88'; S38-24-30E 48.87' TO POB; CONT S38-24-30E 295.33'; S39-09-37E 616.60' TO S/L SE NE; N89-37- 41E ALG S/L 904.15' TO SE/C THEREOF; N00-19-53W 1320.06' TO NE/C SE NE; S89- 37-46W ALG N.L SE NE 1473.31' TO PT 494.18' E OF NW/C E2 SW NE; S00-22-14E														
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	JAMES, DONALD E &	03/28/2024	0	4					
					2255/339	JACKSON, KAREN E	06/28/2012	48,000	4					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax						
Remove Cap	2013	Land Value	4,927	4,927	11%	542	Assessed	704	58.26					
Year Frozen	0	Improvements	1,596	1,476		162	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	6,523	6,403		704	Total Taxable	704	58.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660094457	JAMES, DONALD E	14	6,217	0	684	57.00							
2024	2024-660094457	JAMES, DONALD E	14	6,313	0	688	58.00							
2023	2023-660094457	JAMES, DONALD E &	14	6,070	0	668	57.00							
2022	2022-660094457	JAMES, DONALD E &	14	6,070	0	668	57.00							
2021	2021-660094457	JAMES, DONALD E &	14	5,898	0	649	55.00							
2020	2020-660094457	JAMES, DONALD E &	14	5,879	0	647	55.00							
2019	2019-660094457	JAMES, DONALD E &	14	5,843	0	643	55.00							
2018	2018-660094457	JAMES, DONALD E &	14	5,846	0	643	55.00							
2017	2017-660094457	JAMES, DONALD E &	14	5,843	0	643	55.00							
2016	2016-660094457	JAMES, DONALD E &	14	5,787	0	637	56.00							
2015	2015-660094457	JAMES, DONALD E &	14	5,754	0	633	55.00							
2014	2014-660094457	JAMES, DONALD E &	14	22,156	0	2,437	217.00							
2013	2013-660094457	JAMES, DONALD E &	14	22,776	0	2,505	222.00							



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<b>Lot Data</b> - 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	



<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	1 - Low
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,536 / 1,536
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 106

<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	83.74	Total Misc Impr	+ 8,537
Roofing Adj	+ 4.34	Garage Cost	+
Subfloor Adj	+ 2.15	Total RCN	= 159,557
Heat/Cool Adj	+ 4.90	Depreciation ( 99%)	- 157,961
Plumbing Adj	+ 3.19	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 1,596
Adj Base Cost	= 98.32	Lot Value	+
Total Area	x 1,536	Indicated Value	= 1,596
Adjusted Cost	= 151,020	Value Per SqFt	1.04

<b>Value Reconciliation</b>	
Selected Approach	Cost Approach
Improvements	1,596
Lot Value	
Indicated Value	1,596 1.04 Per SqFt
Agland Value	4,927
Site Improvements	
Total Value	6,523 4.25 Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	128279	25x8		200	20.26		4,052
FPR1	Fireplace - Residential 1 Story			1	1	4,485.02		4,485



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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	Crawl	10	1 St/Cr	1,536	1.000	1,536
2	M	PRCH		10	SLBC	200	1.000	200
<b>Total Building Area</b>						1,536		1,536



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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			4.000	36	36	144	144
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			2.530	63	63	159	159
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			1.570	85	85	133	133
<b>TMBR Totals</b>						8.100			436	436
HC	HECTOR STONY SANDY LOAM	NTV PST	20			2.000	48	48	96	96
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35			2.000	84	84	168	168
LKB	LINKER FINE SANDY LOAM 1-	NTV PST	63			20.500	151	151	3,100	3,100
<b>NTV PST Totals</b>						24.500			3,364	3,364
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35			2.500	98	98	245	245
LKB	LINKER FINE SANDY LOAM 1-	IMP PST	63			5.000	176	176	882	882
<b>IMP PST Totals</b>						7.500			1,127	1,127
<b>Total Agland</b>						40.100			4,927	4,927