



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 660100279 Parcel ID 24N18E-11-3-00000-000-0001 Cadastral ID 11-24-18-00610 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 321501 CURNUTTE, BRANDI 26411 E 310 RD BIG CABIN OK 74332-0000 Parcel Location Situs 26411 E 310 RD Subdivision Lot/Block / Parcel Size 9 - Acres Sec/Twn/Rng 11 / 24 / 18 / 3 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																									
Legal Description Lat/Long: 36.56912999 -95.35637936 SE SE SW LESS S 145.2' E 300'																																																																																									
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Lot Data		Square-Foot - NBHD 4050 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	8.9676		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	390,627.00 x .26 = 101,772		
Factor Value			
Adjustments	1.0000		
Lot Value	101,772		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,128 / 2,128
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2003 / 17

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	198,137	93.11	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	83.37	Total Misc Impr	+ 5,375
Roofing Adj	+ 3.86	Garage Cost	+
Subfloor Adj	+ 1.05	Total RCN	= 230,943
Heat/Cool Adj	+ 11.24	Depreciation (21%)	- 48,498
Plumbing Adj	+ 6.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 182,445
Adj Base Cost	= 106.00	Lot Value	+ 101,772
Total Area	x 2,128	Indicated Value	= 284,217
Adjusted Cost	= 225,568	Value Per SqFt	133.56

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	182,445		
Lot Value	101,772		
Indicated Value	284,217	133.56	Per SqFt
Agland Value			
Site Improvements	15,279		
Total Value	299,496	140.74	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2000	1	0.00	
PATO	SLAB PORCH - OPEN	128425	30x10			300	8.22	2,466
PATO	SLAB PORCH - OPEN	128426	30x12			360	8.08	2,909



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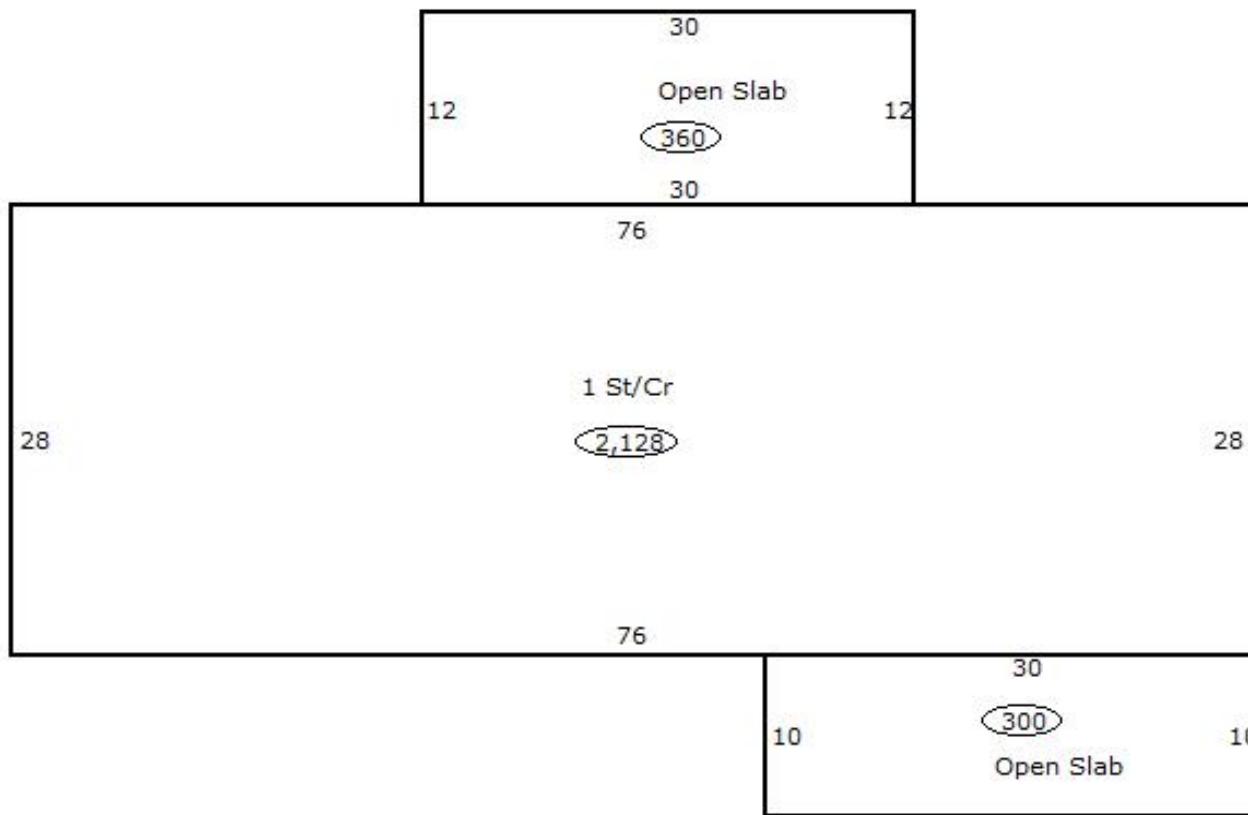
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,128	1.000	2,128
2	M	PATO		13	Open Slab	300	1.000	300
3	M	PATO		13	Open Slab	360	1.000	360
Total Building Area						2,128		2,128



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0		Metal	1,715
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (9.51 x 1,715)		16,310	16,310	1,631	14,679
	LF	LOAFING SHED	16x22x0			352
	Qual	2	Cond 2	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 352)		1,500	1,500	900	600
	CP	CARPORT DIRT	0x0x0			
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					