




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:55:08
Page 1

Assessment Data					Primary Image																																																																
Account 660107080 Parcel ID 24N18E-03-2-00000-002-0000 Cadastral ID 03-24-18-00420 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 347005 JULIAN, WILLIAM LEE & NANCY CARETA MORAN JULIAN 1500 S 4290 RD BIG CABIN OK 74332-0000 Parcel Location Situs 01500 S 4290 RD Subdivision Lot/Block / Parcel Size 39.62 - Acres Sec/Twn/Rng 3 / 24 / 18 / 2 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					 <p>\\tsclient\T\ROB STUFF\2024-2-1\IMG_0001.JPG 2/1/2024</p>																																																																
Legal Description Lat/Long: 36.59349619 -95.36660494 TR DESC 2022-012229 AS COMM SE/C NE; N01.4951E 680' TO POB; N01.4951W 1299.58'; S88.5627W 1320.70'; S01.4905E 660'; S00.4947W 639.91'; N88.5621E 1350.56' TO POB.																																																																					
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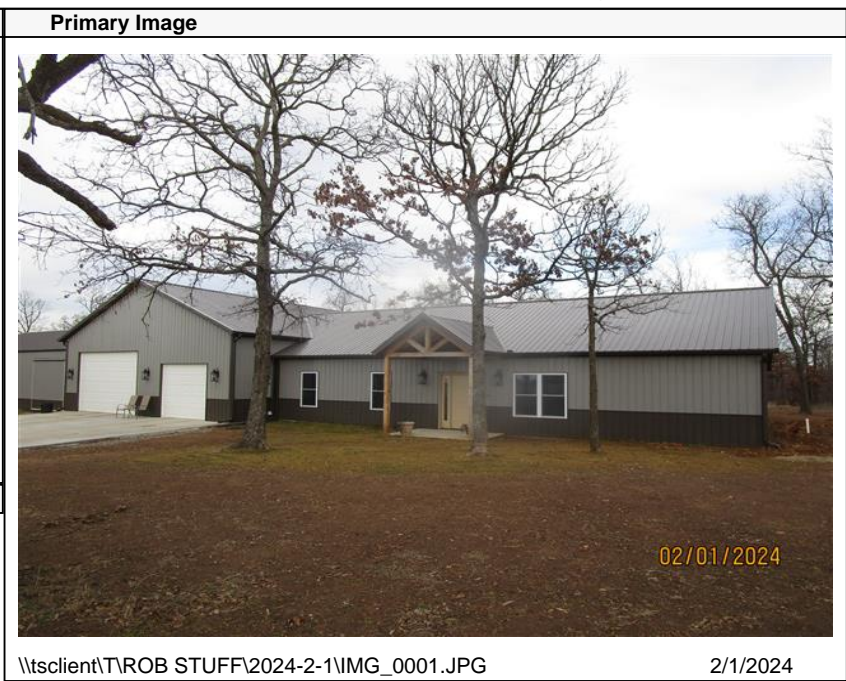
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Date 04/18/2026
 Time 10:55:09
 Page 2

Lot Data	
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	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,360 / 2,360
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,360
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	2,400 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

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	Cost Approach
Improvements	359,660
Lot Value	
Indicated Value	359,660 152.40 Per SqFt
Agland Value	3,414
Site Improvements	30,555
Total Value	393,629 166.79 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	87.62	Total Misc Impr	+ 25,169
Roofing Adj	+ 4.86	Garage Cost	+ 87,824
Subfloor Adj	+ -2.01	Total RCN	= 367,000
Heat/Cool Adj	+ 12.39	Depreciation (2%)	- 7,340
Plumbing Adj	+ 4.77	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 359,660
Adj Base Cost	= 107.63	Lot Value	+ 359,660
Total Area	x 2,360	Indicated Value	= 359,660
Adjusted Cost	= 254,007	Value Per SqFt	152.40

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159363	11x8		88	26.12		2,299
PRCH	Slab Porch - Covered	159364	59x12		708	24.53		17,367
FPR1	Fireplace - Residential 1 Story			1 2023	1	5,503.09		5,503



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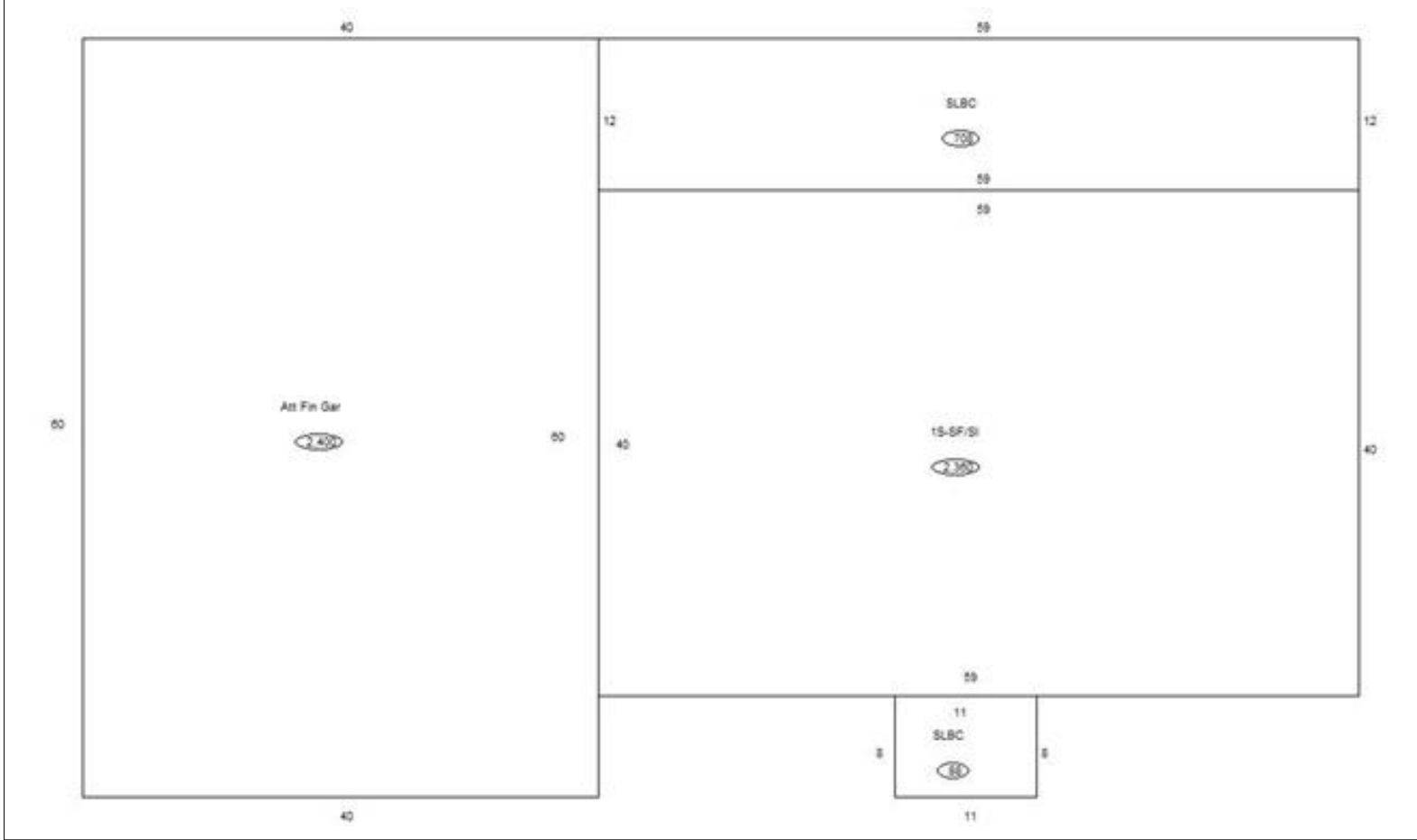
Date 04/18/2026

Time 10:55:09

Page 3

Sketch Image

660107080



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	2,360	1.000	2,360
2	G	5		10	Att Fin Gar	2,400	1.000	2,400
3	M	PRCH		10	SLBC	88	1.000	88
4	M	PRCH		10	SLBC	708	1.000	708
Total Building Area						2,360		2,360



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Date 04/18/2026
Time 10:55:09
Page 4

660107080

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	Barn	40x80x12	Dirt		3,200
	Qual	0	Cond 0	Year 2023	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (9.22 x 3,200)		29,504	29,504		29,504
	LT	LEAN-TO	12x30x12	Gravel		360
	Qual	0	Cond 0	Year 2023	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 360)		1,051	1,051		1,051



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Date 04/18/2026
Time 10:55:09
Page 5

Agland Inventory

660107080

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			14.740	92	92	1,353	1,353
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			10.000	63	63	630	630
LKB	LINKER FINE SANDY LOAM 1-	TMBR	63			1.000	113	113	113	113
TMBR Totals						25.740			2,096	2,096
HC	HECTOR STONY SANDY LOAM	IMP PST	20			1.000	56	56	56	56
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35			6.000	98	98	588	588
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35			6.880	98	98	674	674
IMP PST Totals						13.880			1,318	1,318
Total Agland						39.620			3,414	3,414