



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																											
<b>Account</b> 660108791 <b>Parcel ID</b> 24N18E-35-2-00000-002-0000 <b>Cadastral ID</b> 35-24-18-00312 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 14 - CHELSEA RURAL <b>Name ID</b> 334056 WALDRON, CHRISTOPHER AARON & JORDYN ELIZABETH  26344 E 340 RD BIG CABIN OK 74332-0000  <b>Parcel Location</b> <b>Situs</b> 26344 E 340 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 35 / 24 / 18 / 2 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS																																																																
<b>Legal Description</b> Lat/Long: 36.52377936 -95.35893004 TR DESC 2024-002148 AS W 311' E 598' N 700' W2 NE NW																																																																
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<b>Building Permits</b> <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>R24 066</td> <td>NEW MANUFACTURED HOME 28X76</td> <td>03/2024</td> <td>05/2024</td> <td>120,000</td> </tr> <tr> <td>S24</td> <td>S25 SPLIT</td> <td>03/2024</td> <td>03/2024</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 066	NEW MANUFACTURED HOME 28X76	03/2024	05/2024	120,000	S24	S25 SPLIT	03/2024	03/2024																															
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Lot Data		Square-Foot - NBHD 4050 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	5.0158							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Square-Foot							
Base Lot Value	218,490.00 x .25 = 55,400							
Factor Value				<b>GRM Approach</b>				
Adjustments	0.7897			GRM Code				
Lot Value	43,749			Gross Rent	0.00			
<b>Residential Data</b>				Indicated Value				
Type				<b>Multiple Regression</b>				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				<b>Direct Comparables</b>				
Exterior Wall				Selection Model	1 Res			
Base/Total Area /				Adjustment Model	A2 AO Test			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				<b>Value Reconciliation</b>				
Area on Slab				Selected Approach Cost Approach				
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	43,749			
Basement Area				Indicated Value	43,749	0.00	Per SqFt	
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age /				Total Value	43,749	0.00	Total Value Per SqFt	
<b>Cost Approach</b>				<b>Manual : 01/2025</b>				
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 43,749					
Total Area	x	Indicated Value	= 43,749					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Lot Data		Primary Image	
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			
<b>Residential Data</b> Type 6 Mobile Home 76 x 28 Condition 4 - Good Quality 3.1 - Average Architecture Style 100% Double Wide Exterior Wall 100% Frame, Siding, Vinyl Base/Total Area 2,128 / 2,128 Style 100% Double Wide HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 0 Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age 2024 / 1			
		660108791_002.JPG 5/7/2024	
		<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> Manual : 01/2025		<b>Value Reconciliation</b>	
Base Cost 53.22 Roofing Adj + 2.49 Subfloor Adj + 0.00 Heat/Cool Adj + 2.08 Plumbing Adj + 5.26 Basement Adj + 0.00 Adj Base Cost = 63.05  Total Area x 2,128 Adjusted Cost = 134,170	Total Misc Impr + 0 Garage Cost + Total RCN = 134,170 Depreciation ( 4%) - 5,367 Lump Sums + 0 RCNLD = 128,803 Lot Value +  Indicated Value = 128,803 Value Per SqFt 60.53	Selected Approach Cost Approach Improvements 128,803 Lot Value Indicated Value 128,803 60.53 Per SqFt Agland Value Site Improvements Total Value 128,803 60.53 Total Value Per SqFt	
<b>Miscellaneous Improvements</b>			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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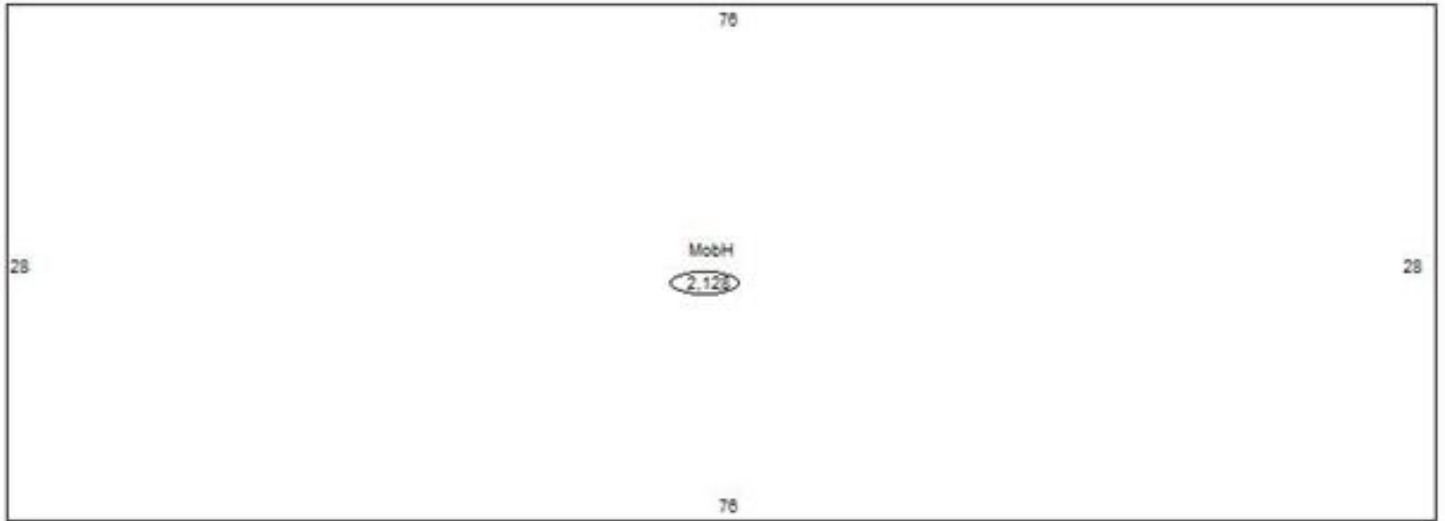
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### Sketch Image

660108791



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	MobH	2,128	1.000	2,128
<b>Total Building Area</b>						2,128		2,128