



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 660109569 Parcel ID 24N18E-25-2-00000-010-0000 Cadastral ID 25-24-18-00610 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 347498 MURPHY, RONNIE JOE JR & DEBORAH KAY 5345 S 4300 RD BIG CABIN OK 74332-0000 Parcel Location Situs 05303 S 4300 RD Subdivision Lot/Block / Parcel Size 43.84 - Acres Sec/Twn/Rng 25 / 24 / 18 / 2 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>660021600_001.JPG 4/9/2024</p>																																																	
Legal Description Lat/Long: 36.54099414 -95.33050644 TR DESC 2024-014450 AS COMM SW/C NW; N01.3236W 881.60' TO POB; N01.3236W 437.56'; N88.2925E 2622.98'; S01.3622E 877.66'; S88 2830W 1633.94'; N01.0236W 440.80'; S88.2829W 990.00' TO POB & TR COMM SW/C NW; N01.3236W 793.60' TO POB; N01.3236W 88'; N88 2829E 495'; S01.3236E 88'; S88.2829W 495' TO POB.																																																						
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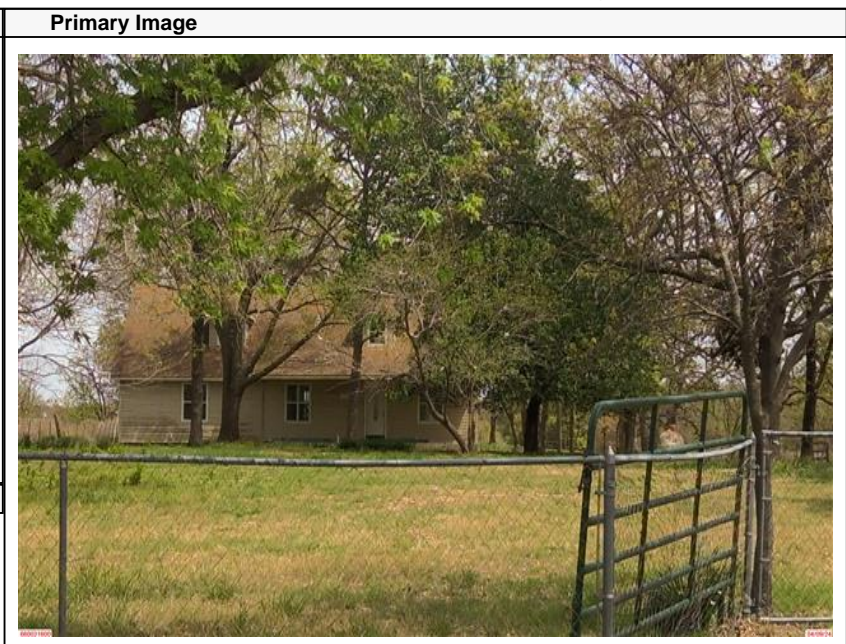
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Lot Data - CHELSEA FOYIL RURAL (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	1.5 - Low
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,576 / 2,440
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,576
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2002 / 29

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	88.06	Total Misc Impr	+ 9,736
Roofing Adj	+ 3.49	Garage Cost	+ 21,761
Subfloor Adj	+ -2.26	Total RCN	= 301,361
Heat/Cool Adj	+ 14.18	Depreciation (36%)	- 108,490
Plumbing Adj	+ 7.13	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 192,871
Adj Base Cost	= 110.60	Lot Value	+ 192,871
Total Area	x 2,440	Indicated Value	= 192,871
Adjusted Cost	= 269,864	Value Per SqFt	79.05

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	192,871		
Lot Value			
Indicated Value	192,871	79.05	Per SqFt
Agland Value	6,985		
Site Improvements			
Total Value	199,856	81.91	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	52297	16x8		128	28.51		3,649
PRCH	SLAB PORCH - COVERED	52298	36x6		216	28.18		6,087



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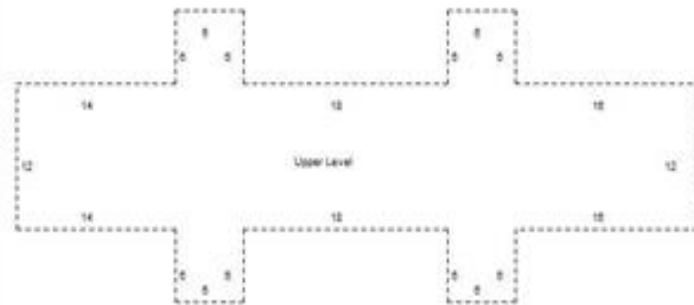
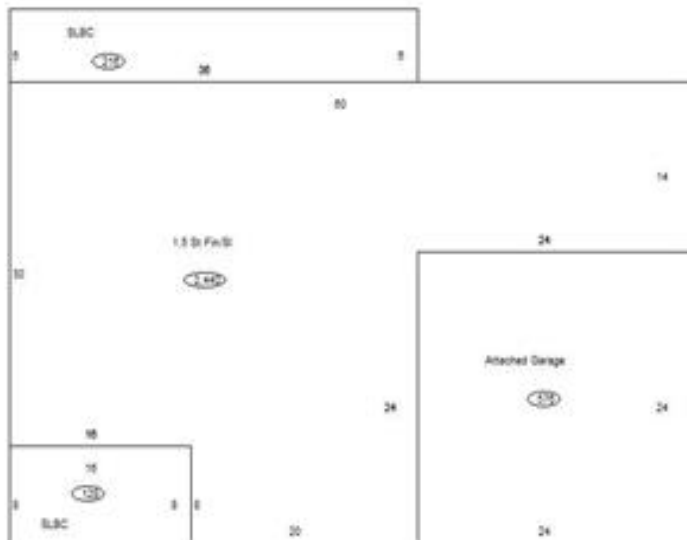
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,576	1.548	2,440
2	U	^UL	Overhang	10	Upper Level	864	1.000	864
3	G	1		10	Attached Garage	576	1.000	576
4	M	PRCH		10	SLBC	128	1.000	128
5	M	PRCH		10	SLBC	216	1.000	216
Total Building Area						1,576		2,440



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			8.000	122	122	979	979
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			19.000	144	144	2,736	2,736
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			.810	144	144	117	117
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			2.500	192	192	480	480
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47			4.000	113	113	451	451
NTV PST Totals						34.310			4,763	4,763
CO	COLLINSVILLE STONY LOAM	IMP PST	22			1.530	62	62	94	94
VD	VERDIGRIS SILT LOAM	IMP PST	95			8.000	266	266	2,128	2,128
IMP PST Totals						9.530			2,222	2,222
Total Agland						43.840			6,985	6,985