Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data

Account 660001031
Parcel ID 23N17E-01-1-00000-000-0000
Cadastral ID 01-23-17-01100
Property Type REAL - Real Property
Property Class RA **VI Area** 2
Tax Area 71 - CHELSEA RURAL/FOYIL FIRE
Name ID 310008

FROMAN, BOB & DONNA FAMILY TRUST &
BOB & DONNA FROMAN SURVIVOR'S TRUST
DONNA FROMAN TRUSTEE
PO BOX 1166
CLAREMORE OK 74018-0000

Parcel Location

Situs 07311 S HWY 88
Subdivision
Lot/Block / **Parcel Size** 321.67 - Acres
Sec/Twn/Rng 1 / 23 / 17 / 1
Neighborhood 4050 - CHELSEA FOYIL RURAL
School District S003 - CHELSEA SCHOOLS

Primary Image

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Legal Description

Lat/Long: 36.50390800 -95.44768670

LOT 2 & W2 SW NE & NW NW SE & N2 SW & SW SW & THAT PART NW E OF RR & LESS HWY (BK 1185 PG 604)

Building Permits

Number	Description	Opened	Closed	Amount

Exemptions

Code	Type	Active	Maximum	Exemption

Sale History

Bk/Pg	Grantor	Date	Price	Code
2290/889	FROMAN, ROBERT F &	11/30/2012	0	4
1066/2	HAINES, WARREN	05/19/1997	320,000	No

Parcel Valuation

Source	REAL
Remove Cap	1998
Year Frozen	0
Uncapped Value	0
TIF Project ID	0

	Fair Cash	Capped	Asmnt Level	Assessed
Land Value	56,936	53,279	11%	5,861
Improvements	166	166		18
Mobile Home	0	0		0
Total Value	57,102	53,445		5,879

		Current Tax
Levy Rate	95.740	
Assessed	5,879	562.86
Penalty	0	
Exemption	0	0.00
Total Taxable	5,879	563.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660001031	FROMAN, BOB & DONNA FAMILY TRUST &	71	51,889	0	5,708	546.00
2024	2024-660001031	FROMAN, BOB & DONNA FAMILY TRUST &	71	51,889	0	5,708	557.00
2023	2023-660001031	FROMAN, BOB & DONNA FAMILY TRUST &	71	54,850	0	6,033	595.00
2022	2022-660001031	FROMAN, BOB & DONNA FAMILY TRUST &	71	54,850	0	6,033	597.00
2021	2021-660001031	FROMAN, BOB & DONNA FAMILY TRUST &	71	54,860	0	6,034	602.00
2020	2020-660001031	FROMAN, BOB & DONNA FAMILY TRUST &	71	54,857	0	6,034	609.00
2019	2019-660001031	FROMAN, BOB & DONNA FAMILY TRUST &	71	54,847	0	6,033	618.00
2018	2018-660001031	FROMAN, BOB & DONNA FAMILY TRUST &	71	54,852	0	6,034	612.00
2017	2017-660001031	FROMAN, BOB & DONNA FAMILY TRUST &	71	54,850	0	6,033	618.00
2016	2016-660001031	FROMAN, BOB & DONNA FAMILY TRUST &	71	54,850	0	6,033	628.00
2015	2015-660001031	FROMAN, BOB & DONNA FAMILY TRUST &	71	54,847	0	6,033	621.00
2014	2014-660001031	FROMAN, BOB & DONNA FAMILY TRUST &	71	54,845	0	6,033	639.00
2013	2013-660001031	FROMAN, BOB & DONNA FAMILY TRUST &	71	54,845	0	6,033	631.00

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Lot Data

Units-Buildable - 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	

Primary Image

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Residential Data

Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/Rghln	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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		

Cost Approach

Manual : 01/2025

Base Cost		0.00	Total Misc Impr	+	0
Roofing Adj	+	0.00	Garage Cost	+	
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	=	
Adj Base Cost	=	0.00	Lot Value	+	
Total Area	x		Indicated Value	=	
Adjusted Cost	=	0	Value Per SqFt		0.00

Value Reconciliation

Selected Approach	Cost Approach		
Improvements			
Lot Value			
Indicated Value		0.00	Per SqFt
Agland Value	56,936		
Site Improvements	166		
Total Value	57,102	0.00	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value

Outbuildings/Site Improvements 660001031

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	0x0x0			390
	Qual 3	**Cond** 3	**Year**	**Eff Age**		

Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD
Base Cost (4.26 x 390)	1,661		1,661	1,495	166

Agland Inventory 660001031

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			39.947	54	54	2,157	2,157
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30			.824	84	84	69	69
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			3.527	72	72	254	254
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60			.400	108	108	43	43
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			87.872	168	168	14,762	14,762
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			.213	144	144	31	31
DNB	DENNIS SILT LOAM 1-3% SLO	TMBR	80			19.635	144	144	2,827	2,827
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			22.060	192	192	4,235	4,235
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			121.262	224	224	27,163	27,163
OKA	OKEMAH SILTY CLAY LOAM	NTV PST	90			8.066	216	216	1,742	1,742
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			7.070	192	192	1,358	1,358
PAA	PARSONS SILT LOAM 0-1% SL	TMBR	76			.041	137	137	6	6
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			10.755	213	213	2,289	2,289
				IMP PST Totals		321.670			56,936	56,936
				Total Agland		321.670			56,936	56,936