



# 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> 660001694 <b>Parcel ID</b> 23N16E-02-1-00000-000-0000 <b>Cadastral ID</b> 02-23-16-02300 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 71 - CHELSEA RURAL/FOYIL FIRE <b>Name ID</b> 308043 BOYETTE, BILL 1/2 UND INT & SHARON MICHELLE JORDAN 1/2 UND INT  7302 S 4180 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 07302 S 4180 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 22.99 - Acres <b>Sec/Twn/Rng</b> 2 / 23 / 16 / 1 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.50544525 -95.56313410																																																																																																																									
TR IN NE DESC AS: COMM PT ON E/L NE 1650' N SE.C N2 SE. E AT RIGHT ANGLE 990' M/L; SWLY 465.94' M/L TO SW/C S2 SW SE NE SEC 2; NELY 739'M/L TO NE/C W2 SW SE NE;TH NLY 661.46' M/L TO SW/C SE SW OF GOVT LOT 1; NELY 465' M/L TO NE/C SE SW GOVT LOT 1; SLY ALG W/L SE GOVT LOT 1 328.31' M/L TO SW/C SE GOVT LOT 1; ELY					<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>R3</td> <td>RECK FOR MHLL-BETCHE PER 936R</td> <td>12/2002</td> <td>03/2003</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R3	RECK FOR MHLL-BETCHE PER 936R	12/2002	03/2003																																																																																																							
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<b>Lot Data</b>	
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	



<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1.5 - Low
Architecture	DMH LOWER VALUED MH
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	960 / 960
Style	100% One Story
HVAC	
Roof Cover	4 Metal, Preformed
Area on Slab	960
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1990 / 27

<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>		<b>Manual : 01/2025</b>	
Base Cost	61.32	Total Misc Impr	+ 0
Roofing Adj	+ 4.71	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 68,102
Heat/Cool Adj	+ 0.00	Depreciation ( 39%)	- 26,560
Plumbing Adj	+ 4.91	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 41,542
Adj Base Cost	= 70.94	Lot Value	+ 0
Total Area	x 960	Indicated Value	= 41,542
Adjusted Cost	= 68,102	Value Per SqFt	43.27

<b>Value Reconciliation</b>	
Selected Approach	Cost Approach
Improvements	41,542
Lot Value	
Indicated Value	41,542
Agland Value	2,324
Site Improvements	103,962
Total Value	147,828
	153.99 Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	48x60x12	Concrete	Formed Metal	2,880
	Qual 3	Cond 3	Year 2005	Eff Age 0		
	Interior Finish (Residential)		Finished Area	Fixture Count		15,215
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (25.51 x 2,880)		73,469	15,215	88,684	88,684	
	LNT0	Lean To - Attached	8x40x8	Concrete	Formed Metal	320
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (14.52 x 320)		4,646	4,646	2,416	2,230
	HAYS	Hay Shed Open Sides	40x20x10	Dirt	Formed Metal	800
	Qual 3	Cond 3	Year 2005	Eff Age 16		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (47% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.95 x 800)		7,160	7,160	3,365	3,795
	BNGP	Barn - General Purpose	34x30x10	Dirt	Formed Metal	1,020
	Qual 3	Cond 3	Year 1980	Eff Age 35		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (61% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (20.98 x 1,020)		21,400	21,400	13,054	8,346
	LNT0	Lean To - Attached	16x30x8	Dirt	Formed Metal	480
	Qual 3	Cond 3	Year 1980	Eff Age 35		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.45 x 480)		4,536	4,536	3,629	907



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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
BDC2	BATES-DENNIS SOILS 3-5% S	IMP PST	59		0	12.000	165	165	1,982	1,982
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30		0	.610	84	84	51	51
SM	STRIP MINES	IMP PST	10		0	10.380	28	28	291	291
<b>IMP PST Totals</b>						22.990			2,324	2,324
<b>Total Agland</b>						22.990			2,324	2,324