



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 660001718 Parcel ID 23N17E-02-4-00000-000-0000 Cadastral ID 02-23-17-00400 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 X Subdivision Lot/Block / Parcel Size 66.47 - Acres Sec/Twn/Rng 2 / 23 / 17 / 4 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.49850540 -95.45562594					Building Permits <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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Primary Image
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	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,384 / 1,384
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 57

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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	97.29	Total Misc Impr	+ 8,709				
Roofing Adj	+ 4.52	Garage Cost	+				
Subfloor Adj	+ 1.19	Total RCN	= 172,298				
Heat/Cool Adj	+ 11.24	Depreciation (62%)	- 106,825				
Plumbing Adj	+ 3.96	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 65,473				
Adj Base Cost	= 118.20	Lot Value	+				
Total Area	x 1,384	Indicated Value	= 65,473				
Adjusted Cost	= 163,589	Value Per SqFt	47.31				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	65,473		
Lot Value			
Indicated Value	65,473	47.31	Per SqFt
Agland Value	13,769		
Site Improvements	40,095		
Total Value	119,337	86.23	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	4525	22x14		308	22.77		7,013
PRCH	Porch	4526	12x6		72	23.56		1,696



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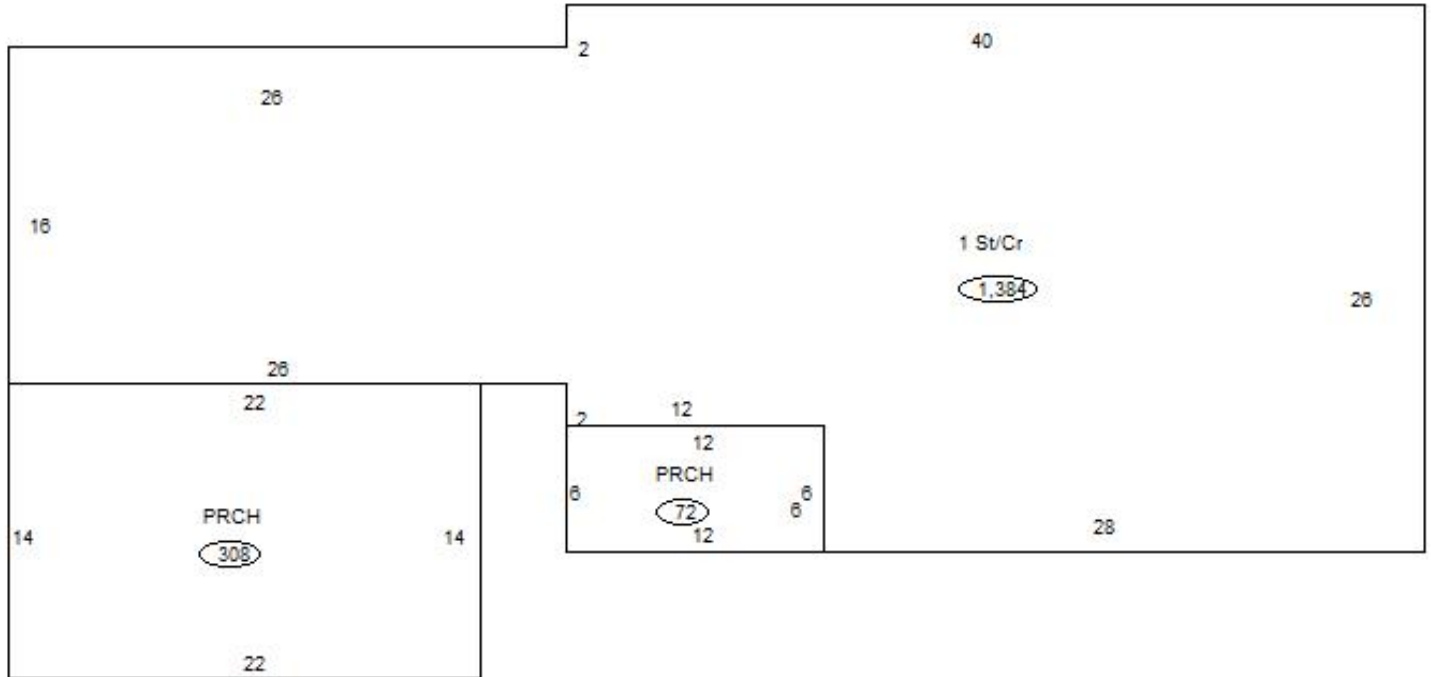
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Sketch Image

660001718



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,384	1.000	1,384
2	M	PRCH		10	PRCH	308	1.000	308
3	M	PRCH		10	PRCH	72	1.000	72
Total Building Area						1,384		1,384



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL Shop		30x40x8	Concrete	Galvanized Metal	1,200
	Qual 3	Cond 3	Year 1980	Eff Age 35		
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
	Base Cost (28.75 x 1,200)		34,500	34,500	21,045	13,455
	BNGP Barn		0x0x0	Dirt	Galvanized Metal	744
	Qual 3	Cond 3	Year 1980	Eff Age 35		
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
	Base Cost (21.04 x 744)		15,654	15,654	9,549	6,105
	LNT0 Lean To - Attached		8x25x4	Dirt	Galvanized Metal	200
	Qual 3	Cond 3	Year 1980	Eff Age 35		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (10.37 x 200)		2,074	2,074	1,659	415
	SHDS Shed - Small		8x36x8	Dirt	Galvanized Metal	288
	Qual 3	Cond 3	Year 1980	Eff Age 35		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (15.11 x 288)		4,352	4,352	3,482	870
	MLKH Milk barn		20x60x8	Concrete	Formed Metal	1,200
	Qual 2	Cond 3	Year 1960	Eff Age 50		
	Valuation Summary		Modifier Total	RCN	Depr (79% Phys/ % Func)	RCNLD
	Base Cost (46.94 x 1,200)		56,328	56,328	44,499	11,829
	BNGP Barn		25x60x12	Dirt	Formed Metal	1,500
	Qual 3	Cond 3	Year 1950	Eff Age 57		
	Valuation Summary		Modifier Total	RCN	Depr (77% Phys/ % Func)	RCNLD
	Base Cost (21.51 x 1,500)		32,265	32,265	24,844	7,421



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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
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	18.000	168	168	3,024	3,024
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	23.500	224	224	5,264	5,264
OKB	OKEMAH SILTY CLAY LOAM 1-	IMP PST	80		0	14.970	224	224	3,353	3,353
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76		0	10.000	213	213	2,128	2,128
IMP PST Totals						66.470			13,769	13,769
Total Agland						66.470			13,769	13,769