



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 13:35:02
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660002600 Parcel ID 24N17E-03-3-00000-000-0000 Cadastral ID 03-24-17-00100 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 311324 BOWMAN, TROY & JANET FAMILY TRUST HC 62 BOX 200 NOWATA OK 74048-0000 Parcel Location Situs Subdivision Lot/Block / Parcel Size 307.74 - Acres Sec/Twn/Rng 3 / 24 / 17 / 3 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\rln\Pictures\2016-05-26 05-26-16\05-26-16 034.J 5/27/2016</p>																																																																																																																				
Legal Description Lat/Long: 36.58647222 -95.48069250																																																																																																																									
Legal Description NW/4 SE/4 & E/2 SE/4 & N/2 SW/4 SE/4 & SE/4 SW/4 SE/4 & SW/4 LESS TR BEG SW/C SW/4 SW/4; TH N 1322.51'; TH E 40.02' TO PRESENT E ROW/ L HWY 28; TH S974.37'; TH S25-33-57E 71.70'; TH S 282.15' TO S/L SW/4 SW/4; TH W 68.9' TO POB. AND LESS E 200' OF S 217.8' OF SE/4.					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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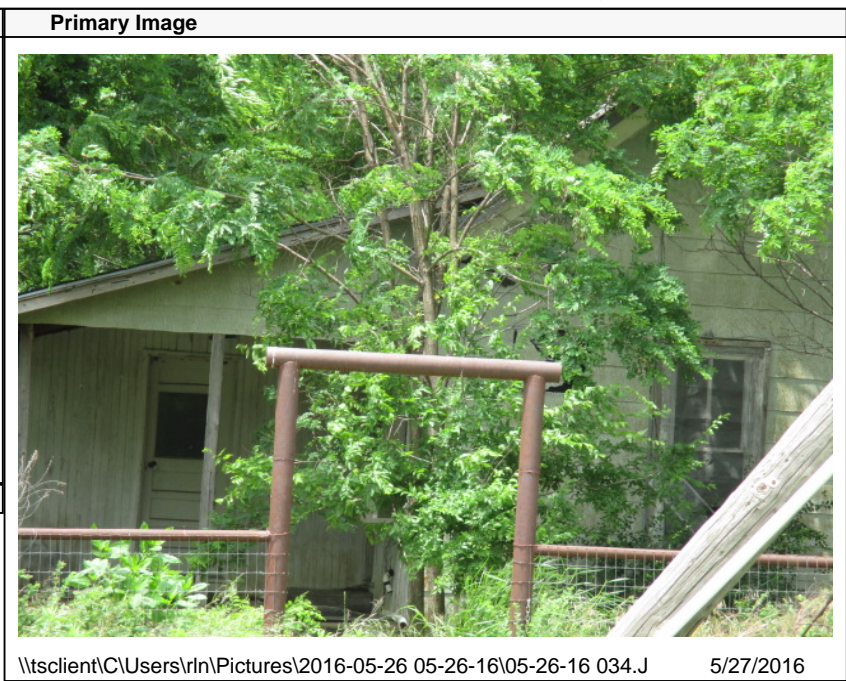
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Date 04/17/2026
 Time 13:35:03
 Page 2

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	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	0 / 0
Style	
HVAC	
Roof Cover	
Area on Slab	0
Fixture/RghIn	/
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	
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	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	+ 0
Total Area	x 0	Indicated Value	= 0
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	42,590
Site Improvements	
Total Value	42,590 0.00 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



Rogers

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Date 04/17/2026

Time 13:35:03

Page 3

Sketch Image

660002600





Rogers

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Date 04/17/2026
Time 13:35:03
Page 4

Agland Inventory

660002600

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			9.627	122	122	1,178	1,178
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			.528	108	108	57	57
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			276.258	144	144	39,781	39,781
DNC	DENNIS SILT LOAM 3-5% SLO	NTV PST	69			3.584	166	166	593	593
HC	HECTOR STONY SANDY LOAM	NTV PST	20			10.913	48	48	524	524
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			1.184	192	192	227	227
VE	VERDIGRIS CLAY LOAM	NTV PST	90			.614	216	216	133	133
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47			.858	113	113	97	97
W	WATER	NTV PST	0			3.707	0	0	0	0
NTV PST Totals						307.271			42,590	42,590
Total Agland						307.271			42,590	42,590