



# 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> 660010239 <b>Parcel ID</b> 23N17E-09-3-00000-000-0000 <b>Cadastral ID</b> 09-23-17-00900 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 71 - CHELSEA RURAL/FOYIL FIRE <b>Name ID</b> 274171 BOWMAN, MARY PAT & RICK R  18251 E 370 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 18251 E 370 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2 - Acres <b>Sec/Twn/Rng</b> 9 / 23 / 17 / 3 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS					<p>660010239_008.JPG 11/24/2024</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.48162442 -95.50250705 TR IN S2 SW, BEG: 1299.90' E OF SW/C; E ON SEC/L 308.26'; N 00-04 00 E 282.62'; N 89-56-00 W 308.26'; S 00-04-00 W 282.62' TO POB																																																																																																																									
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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 2 <b>Non-Ag Acres</b> 1.9591 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 85,340.00 x .39 = 33,615 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 33,615		 <p>660010239_008.JPG 11/24/2024</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,470 / 1,470
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	4 Metal, Preformed
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	2 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1955 / 53

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 146,587 99.72 Per SqFt

Direct Comparables
<b>Selection Model</b> 1 Res <b>Adjustment Model</b> A2 AO Test <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	89.53	<b>Total Misc Impr</b>	+ 3,717				
<b>Roofing Adj</b>	+ 4.87	<b>Garage Cost</b>	+ 0				
<b>Subfloor Adj</b>	+ 1.09	<b>Total RCN</b>	= 166,079				
<b>Heat/Cool Adj</b>	+ 11.24	<b>Depreciation ( 59%)</b>	- 97,987				
<b>Plumbing Adj</b>	+ 3.71	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 68,092				
<b>Adj Base Cost</b>	= 110.45	<b>Lot Value</b>	+ 33,615				
<b>Total Area</b>	x 1,470	<b>Indicated Value</b>	= 101,707				
<b>Adjusted Cost</b>	= 162,362	<b>Value Per SqFt</b>	69.19				

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 68,092 <b>Lot Value</b> 33,615 <b>Indicated Value</b> 101,707 69.19 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 50,848 <b>Total Value</b> 152,555 103.78 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2012	1	0.00		
PRCH	SLAB PORCH - COVERED	23839	7x5		35	23.68		829
PATO	SLAB PORCH - OPEN	23840	21x17		357	8.09		2,888



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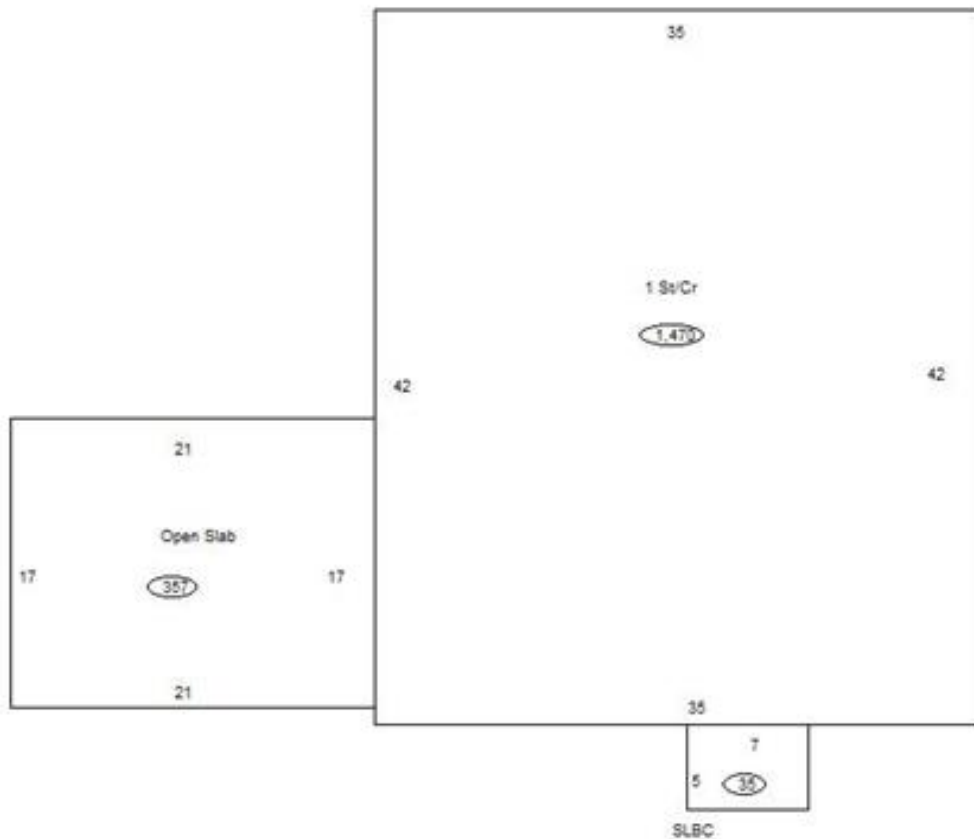
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Sketch Image

660010239



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,470	1.000	1,470
2	M	PRCH		10	SLBC	35	1.000	35
3	M	PATO		10	Open Slab	357	1.000	357
<b>Total Building Area</b>						<b>1,470</b>		<b>1,470</b>



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### Outbuildings/Site Improvements

660010239

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	30x30x10	Concrete	Formed Metal	900	
	Qual	3	Cond 3	Year 2016	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (31.86 x 900)		28,674		28,674	4,301	24,373
	SHDS	Shed	10x8x8	Plank	Formed Metal	80	
	Qual	3	Cond 3	Year 2016	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ 100% Func)</b>	<b>RCNLD</b>	
	Base Cost (29.68 x 80)		2,374		2,374	2,374	
	UTIL	SHOP BUILDING	30x12x8	Plank	Formed Metal	360	
	Qual	3	Cond 3	Year 2004	Eff Age 17		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (31.90 x 360)		11,484		11,484	4,594	6,890
	UTIL	SHOP BUILDING	46x18x12	Concrete	Formed Metal	828	
	Qual	3	Cond 3	Year 2004	Eff Age 17		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (32.29 x 828)		26,736		26,736	10,694	16,042
	SHDS	Shed	20x14x8	Plank	Formed Metal	280	
	Qual	2	Cond 3	Year 2004	Eff Age 17		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (17.99 x 280)		5,037		5,037	2,720	2,317
	CPAT	CARPORT DIRT	30x16x8	Gravel	Formed Metal	480	
	Qual	3	Cond 3	Year 2004	Eff Age 17		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (62% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (6.72 x 480)		3,226		3,226	2,000	1,226