



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660012229 Parcel ID 23N17E-11-4-00000-000-0000 Cadastral ID 11-23-17-00900 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 341164 SHRUM, JUSTIN LEE & JESSICA LYNN 523 S FERRIS ST POWELL WY 82435-0000 Parcel Location Situs 08720 S 4240 RD Subdivision Lot/Block / Parcel Size 4 - Acres Sec/Twn/Rng 11 / 23 / 17 / 4 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.48462163 -95.45443440																																																																																																																									
TR DESC 2022-007005 AS BEG 1000.96' N SE/C SEC; N89.5501W 475 81'; N01.4149W 368.88'; S88.1914E 487.46'; S00.0459W 355.13' TO POB.					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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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	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Frame, Plywood or Hardboard 60% Veneer, N
Base/Total Area	1,080 / 2,264
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,080
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	528 Attached Garage - Finished
Remodel	
Year/Eff Age	1978 / 36

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	95.02	Total Misc Impr	+ 11,854
Roofing Adj	+ 2.91	Garage Cost	+ 25,505
Subfloor Adj	+ -1.86	Total RCN	= 308,858
Heat/Cool Adj	+ 14.18	Depreciation (43%)	- 132,809
Plumbing Adj	+ 9.67	Lump Sums	+ 1,786
Basement Adj	+ 0.00	RCNLD	= 177,835
Adj Base Cost	= 119.92	Lot Value	+
Total Area	x 2,264	Indicated Value	= 177,835
Adjusted Cost	= 271,499	Value Per SqFt	78.55

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	177,835		
Lot Value			
Indicated Value	177,835	78.55	Per SqFt
Agland Value	1,008		
Site Improvements	11,406		
Total Value	190,249	84.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1	1	6,301.04		6,301
PRCH	Porch	29261	24x4		96	28.64		2,749
PATO	Patio - Open	29262	272		272	10.31		2,804
BALW	Balcony - Wood	116367	24x12		288	31.01	80%	1,786



Rogers

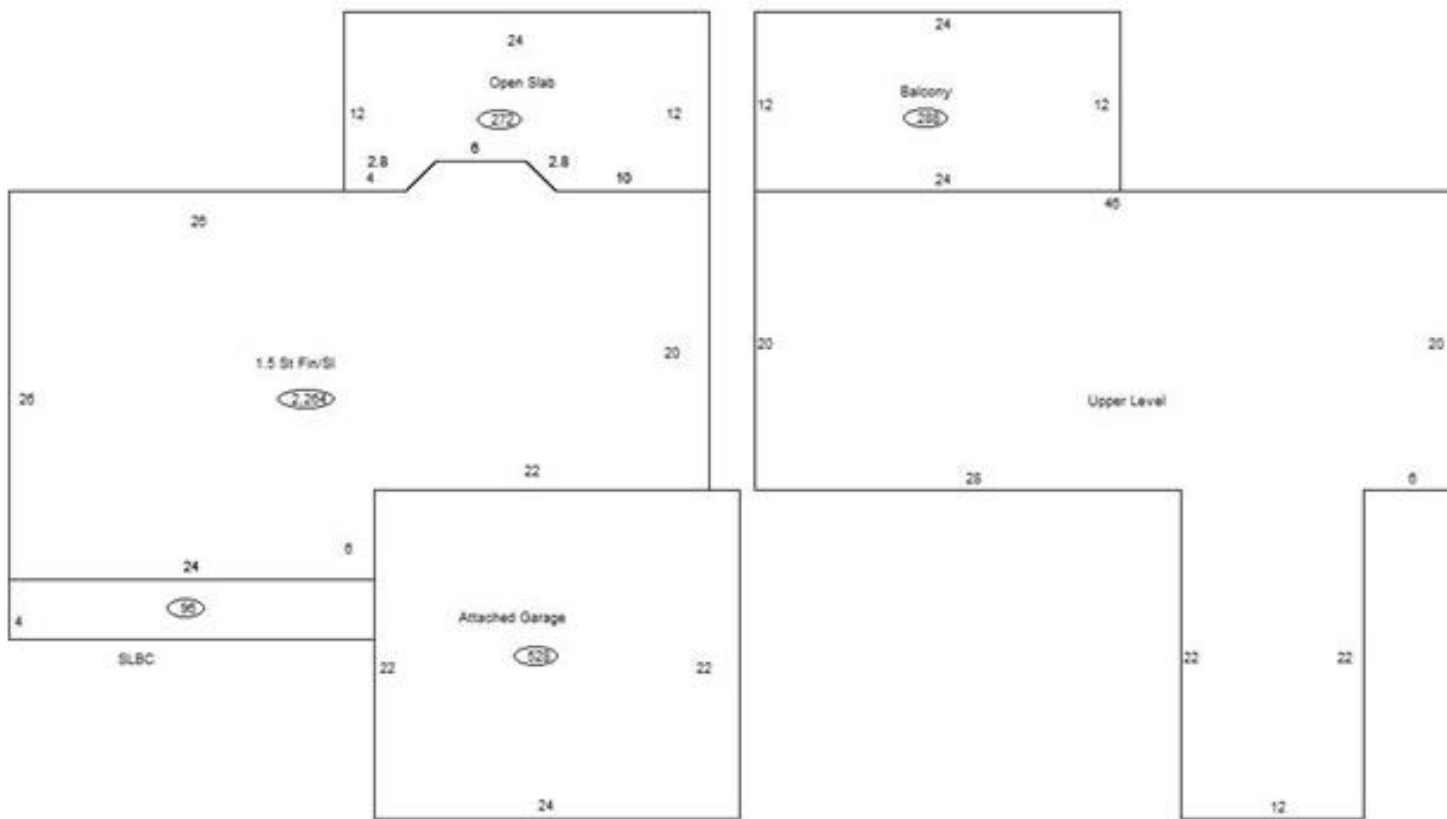
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,080	2.096	2,264
2	G	1		10	Attached Garage	528	1.000	528
3	M	PRCH		10	SLBC	96	1.000	96
4	M	PATO		10	Open Slab	272	1.000	272
5	U	^UL	Overhang	10	Upper Level	1,184	1.000	1,184
6	M	BALW		10	Balcony	288	1.000	288
Total Building Area						1,080		2,264



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	20x30x10	Concrete	Formed Metal	600
	Qual 3	Cond 3	Year 2000	Eff Age 20		
		Valuation Summary	Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
		Base Cost (31.86 x 600)	19,116	19,116	9,367	9,749
	HAYS	HAY SHED	24x48x10	Dirt	Galvanized Metal	1,152
	Qual 3	Cond 2	Year 1980	Eff Age 46		
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (7.19 x 1,152)	8,283	8,283	6,626	1,657



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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
OKA	OKEMAH SILTY CLAY LOAM	IMP PST	90			4.000	252	252	1,008	1,008
IMP PST Totals						4.000			1,008	1,008
Total Agland						4.000			1,008	1,008