



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	660014817								
Parcel ID	24N17E-15-1-00000-000-0000								
Cadastral ID	15-24-17-00100								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	14 - CHELSEA RURAL								
Name ID	294393								
ROHRBOUGH, BRIAN &									
LISA									
3450 S 4230 RD									
CHELSEA OK 74016-1906									
Parcel Location									
Situs	03450 S 4230 RD								
Subdivision									
Lot/Block	/	Parcel Size	20 - Acres						
Sec/Twn/Rng	15 / 24 / 17 / 1								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.56367852 -95.47386391									
Building Permits									
N/2 SE/4 NE/4.									
Number	Description	Opened	Closed	Amount					
R20	R21- ADDING ON TO SFR PER VISUAL	06/2020	08/2020						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1840/752	HANER, ART THOMAS &	01/19/2007	44,000	YES					
1095/399	MARTIN, LINCOLN A & ELLA DEAN TR	01/15/1998	36,000	Yes					
838/160			0	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	2008	Land Value	2,101	11%	231	Assessed	30,930	2,559.46	
Year Frozen	0	Improvements	334,807		30,699	Penalty	0		
Uncapped Value	0	Mobile Home	0		0	Exemption	1,000	-82.00	
TIF Project ID	0	Total Value	336,908		30,930	Total Taxable	29,930	2,477.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660014817	ROHRBOUGH, BRIAN &	14	297,433	1000	29,029	2,402.00		
2024	2024-660014817	ROHRBOUGH, BRIAN &	14	312,399	1000	28,154	2,376.00		
2023	2023-660014817	ROHRBOUGH, BRIAN &	14	291,628	1000	27,305	2,327.00		
2022	2022-660014817	ROHRBOUGH, BRIAN &	14	289,774	1000	26,481	2,241.00		
2021	2021-660014817	ROHRBOUGH, BRIAN &	14	244,605	1000	25,681	2,177.00		
2020	2020-660014817	ROHRBOUGH, BRIAN &	14	97,414	1000	9,653	819.00		
2019	2019-660014817	ROHRBOUGH, BRIAN &	14	94,700	1000	9,342	802.00		
2018	2018-660014817	ROHRBOUGH, BRIAN &	14	98,691	1000	9,041	772.00		
2017	2017-660014817	ROHRBOUGH, BRIAN &	14	97,779	1000	8,749	750.00		
2016	2016-660014817	ROHRBOUGH, BRIAN &	14	95,009	1000	8,465	738.00		
2015	2015-660014817	ROHRBOUGH, BRIAN &	14	91,659	1000	8,189	705.00		
2014	2014-660014817	ROHRBOUGH, BRIAN &	14	95,068	1000	7,922	706.00		
2013	2013-660014817	ROHRBOUGH, BRIAN &	14	89,365	1000	7,662	680.00		



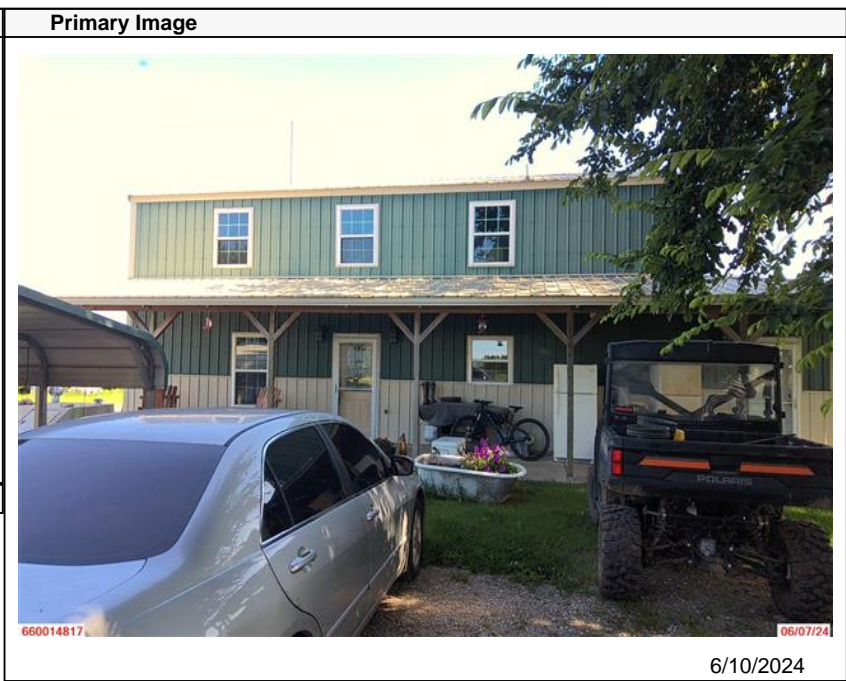
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Lot Data - CHELSEA FOYIL RURAL (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,868 / 3,196
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,868
Fixture/RghIn	16 /
Bed/F/H Bath	5 / 3.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2010 / 16

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	88.71	Total Misc Impr	+ 14,728
Roofing Adj	+ 3.19	Garage Cost	+
Subfloor Adj	+ -1.30	Total RCN	= 365,649
Heat/Cool Adj	+ 12.39	Depreciation (17%)	- 62,160
Plumbing Adj	+ 6.81	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 303,489
Adj Base Cost	= 109.80	Lot Value	+
Total Area	x 3,196	Indicated Value	= 303,489
Adjusted Cost	= 350,921	Value Per SqFt	94.96

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	303,489
Lot Value	
Indicated Value	303,489
Agland Value	2,101
Site Improvements	31,318
Total Value	336,908
	105.42 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	35706	48x8		384	25.22		9,684
PRCH	SLAB PORCH - COVERED	147241	20x8		160	25.90		4,144
PATO	SLAB PORCH - OPEN	147242	20x4		80	11.25		900



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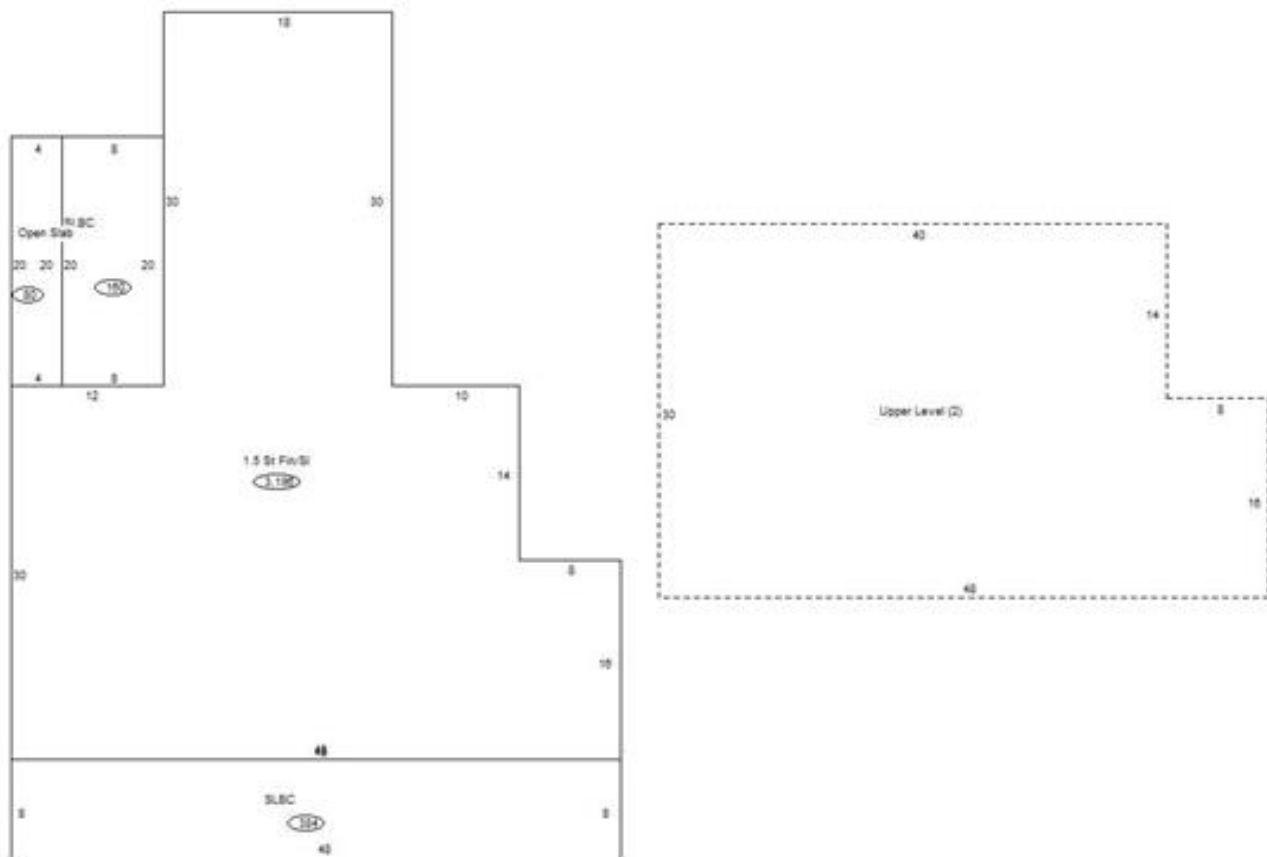
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Sketch Image

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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	1,868	1.711	3,196
2	U	^UL		10	Upper Level (2)	1,328	1.000	1,328
3	M	PRCH		10	SLBC	384	1.000	384
4	M	PRCH		10	SLBC	160	1.000	160
5	M	PATO		10	Open Slab	80	1.000	80
Total Building Area						1,868		3,196



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x36x0			1,080
	Qual 2	Cond 3	Year 2020	Eff Age	5	
	Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD
	Base Cost (29.57 x 1,080)		31,936	31,936	2,874	29,062
	LNT0	Lean - To	12x36x0	Base		432
	Qual 2	Cond 3	Year 2020	Eff Age	5	
	Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
	Base Cost (7.57 x 432)		3,270	3,270	1,014	2,256
	CP	CARPORT DIRT	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					
	LF	LOAFING SHED	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.26 x)					
	SHDS	Shed - Small	0x0x0	Base		
	Qual 3	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (39.31 x)					
	SHDS	Shed - Small	0x0x0	Base		
	Qual 3	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (39.31 x)					



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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
HLC	HECTOR-LINKER FINE SANDY	TMBR	35		0	7.000	63	63	441	441
HLC	HECTOR-LINKER FINE SANDY	TMBR	35		0	4.000	63	63	252	252
TMBR Totals						11.000			693	693
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35		0	5.000	84	84	420	420
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80		0	1.500	192	192	288	288
NTV PST Totals						6.500			708	708
NAB	NEWTONIA SILT LOAM 1-3% S	CLT LND	80		0	2.500	280	280	700	700
CLT LND Totals						2.500			700	700
Total Agland						20.000			2,101	2,101