



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 660017056 Parcel ID 23N17E-18-1-00000-000-0000 Cadastral ID 18-23-17-00800 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 21954 ROWLAND, A DALE & B JEAN TRUSTEES 9186 S 4200 RD CLAREMORE OK 74017-0000 Parcel Location Situs 09186 S 4200 RD Subdivision Lot/Block / Parcel Size 26.11 - Acres Sec/Twn/Rng 18 / 23 / 17 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.47891085 -95.52753884																																																																																																																									
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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	



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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	100% Veneer, Stone
Base/Total Area	1,721 / 2,621
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	696 Attached Garage - Finished
Remodel	
Year/Eff Age	1984 / 32

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	102.26	Total Misc Impr	+ 13,808
Roofing Adj	+ 3.57	Garage Cost	+ 31,975
Subfloor Adj	+ 0.00	Total RCN	= 377,733
Heat/Cool Adj	+ 14.18	Depreciation (40%)	- 151,093
Plumbing Adj	+ 6.63	Lump Sums	+ 7,308
Basement Adj	+ 0.00	RCNLD	= 233,948
Adj Base Cost	= 126.65	Lot Value	+ 233,948
Total Area	x 2,621	Indicated Value	= 233,948
Adjusted Cost	= 331,950	Value Per SqFt	89.26

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	233,948		
Lot Value			
Indicated Value	233,948	89.26	Per SqFt
Agland Value	3,323		
Site Improvements	29,039		
Total Value	266,310	101.61	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	SLAB PORCH - COVERED	41179	268		268	28.01		7,507
WODO	WOOD DECK - OPEN	147637	558		558	18.71	30%	7,308



Rogers

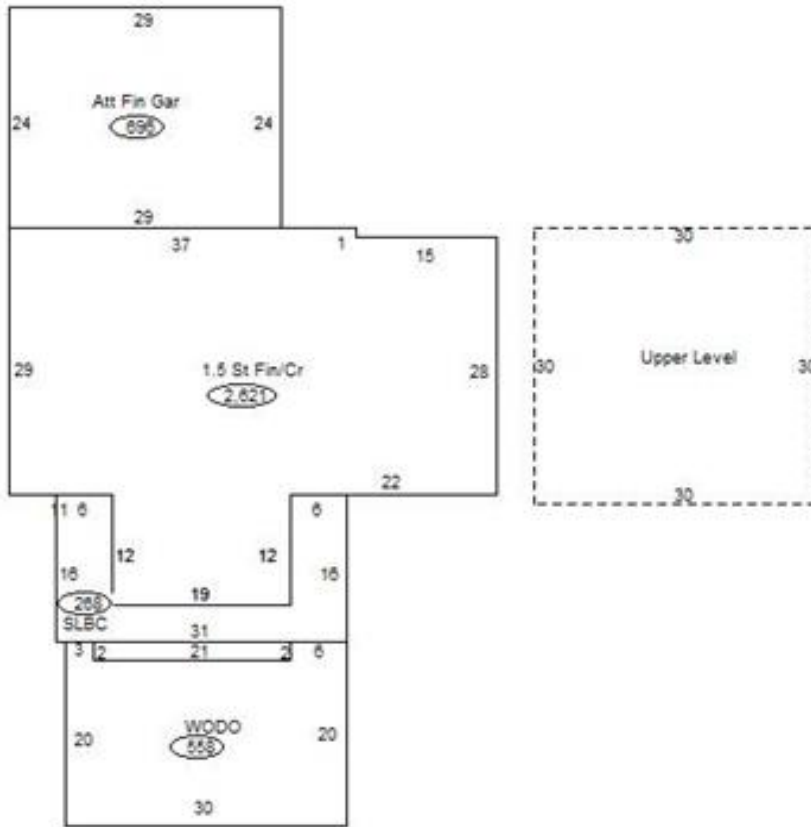
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	20	1.5 St Fin/Cr	1,721	1.523	2,621
2	G	5		20	Att Fin Gar	696	1.000	696
3	M	PRCH		20	SLBC	268	1.000	268
4	U	^UL		20	Upper Level	900	1.000	900
5	M	WODO		20	WODO	558	1.000	558
Total Building Area						1,721		2,621



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	20x26x8	Gravel	Formed Metal	520
	Qual 3	Cond 3	Year 2022	Eff Age 3		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.61 x 520) 2,397			2,397	2,397



SHDS	Shed - Small	14x12x8	Plank	Composition Shingle	168
Qual 3	Cond 3	Year 2012	Eff Age 11		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (24.35 x 168) 4,091			4,091	4,091



UTIL	SHOP BUILDING	48x44x10	Concrete	Formed Metal	2,112
Qual 3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
Base Cost (26.96 x 2,112) 56,940			56,940	27,901
				29,039



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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
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45		0	6.000	108	108	648	648
CO	COLLINSVILLE STONY LOAM	NTV PST	22		0	8.520	53	53	450	450
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80		0	11.590	192	192	2,225	2,225
NTV PST Totals						26.110			3,323	3,323
Total Agland						26.110			3,323	3,323