



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:09:22
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Assessment Data					Primary Image																																																																																																																				
Account 660022467 Parcel ID 23N17E-26-2-00000-000-0000 Cadastral ID 26-23-17-00400 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 262290 BOHL, LORI 11211 S 4230 RD CHELSEA OK 74016-0000 Parcel Location Situs 11211 S 4230 RD Subdivision Lot/Block / Parcel Size 70 - Acres Sec/Twn/Rng 26 / 23 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS					<p>660022467 05/01/25</p> <p>\\tsclient\T\ROB STUFF\001.JPG 5/1/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.44722947 -95.46848124 W2 SE NW & SW NW & SW NW NW																																																																																																																									
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Units Buildable - FOYIL SEQUOYAH AREA (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	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,768 / 1,768
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2002 / 18

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	81.08	Total Misc Impr	+ 45,396
Roofing Adj	+ 4.30	Garage Cost	+
Subfloor Adj	+ 2.19	Total RCN	= 231,071
Heat/Cool Adj	+ 10.30	Depreciation (24%)	- 55,457
Plumbing Adj	+ 7.15	Lump Sums	+ 4,088
Basement Adj	+ 0.00	RCNLD	= 179,702
Adj Base Cost	= 105.02	Lot Value	+
Total Area	x 1,768	Indicated Value	= 179,702
Adjusted Cost	= 185,675	Value Per SqFt	101.64

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	179,702
Lot Value	
Indicated Value	179,702
Agland Value	9,993
Site Improvements	51,239
Total Value	416,548
	235.60
	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	55100	52x4		208	20.64		4,293
PRCH	SLAB PORCH - COVERED	55101	52x8		416	20.17		8,391
PRCH	SLAB PORCH - COVERED	116421	24x20		480	20.07		9,634
PATO	SLAB PORCH - OPEN	147773	28x20		560	7.67		4,295
EPSW	ENCLOSED PORCH - SOLID WALL	147774	22x12		264	53.81		14,206
WODC	WOOD DECK - COVERED	147775	12x8		96	42.58		4,088



Rogers

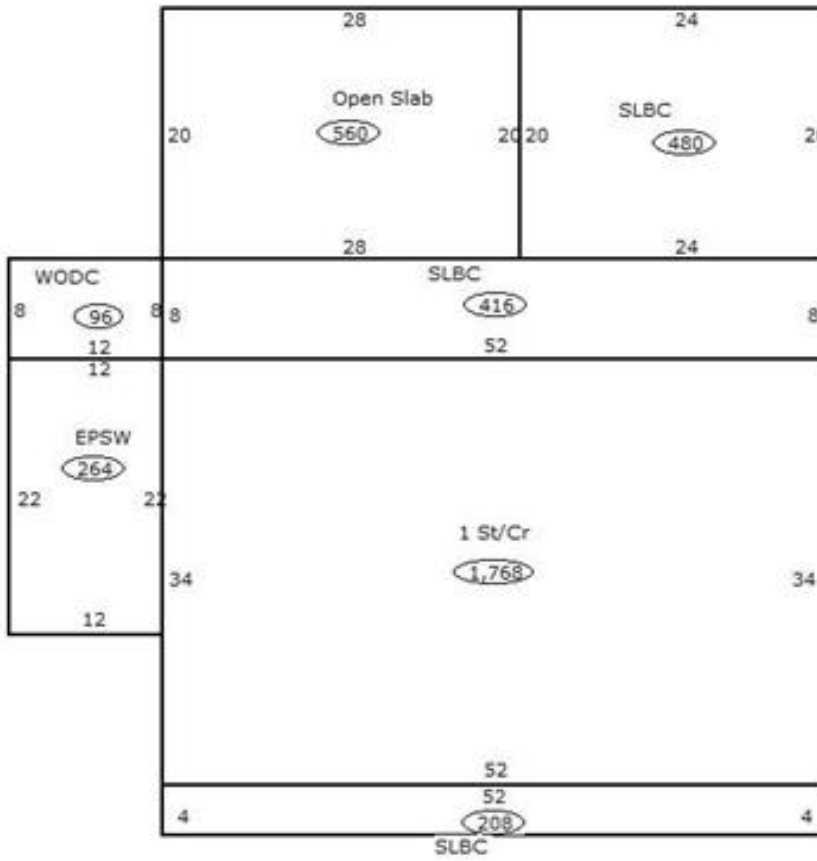
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Sketch Image

660022467



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,768	1.000	1,768
2	M	PRCH		13	SLBC	208	1.000	208
3	M	PRCH		13	SLBC	416	1.000	416
4	M	PRCH		13	SLBC	480	1.000	480
5	M	PATO		13	Open Slab	560	1.000	560
6	M	EPSW		13	EPSW	264	1.000	264
7	M	WODC		13	WODC	96	1.000	96
Total Building Area						1,768		1,768



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,500
	Qual 2	Cond 3	Year 2003	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (28.71 x 1,500)	43,065		43,065	2,153	40,912
	LT	LEAN-TO	0x0x0			800
	Qual 3	Cond 3	Year 2003	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 800)	2,336		2,336	117	2,219
	BARN	BARN	0x0x0			1,590
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (9.68 x 1,590)	15,391		15,391	8,465	6,926
	STF	STG FAIR	0x0x0			144
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 144)	674		674	472	202
	CP	CARPORT DIRT	20x20x0			400
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (3.50 x 400)	1,400		1,400	420	980



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Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)

Lot Size
 Lot Count
 Units Buildable
 Non-Ag Acres
 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 3 - Average
 Quality 1.5 - Low
 Architecture
 Style 100% One Story
 Exterior Wall 100% Frame, Siding, Metal
 Base/Total Area 1,200 / 1,200
 Style 100% One Story
 HVAC 100% Warmed & Cooled Air
 Roof Cover 4 Metal, Preformed
 Area on Slab 1,200
 Fixture/RghIn /
 Bed/F/H Bath 1 / 1.0 /
 Basement Area
 Garage Type
 Remodel
 Year/Eff Age 2025 / 1

Cost Approach

Manual : 01/2025

Base Cost	83.50	Total Misc Impr	+	0
Roofing Adj	+ 4.54	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	123,360
Heat/Cool Adj	+ 9.89	Depreciation (1%)	-	1,234
Plumbing Adj	+ 4.87	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	122,126
Adj Base Cost	= 102.80	Lot Value	+	
Total Area	x 1,200	Indicated Value	=	122,126
Adjusted Cost	= 123,360	Value Per SqFt		101.77

Primary Image



660022467

05/01/25

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5/1/2025

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	122,126		
Lot Value			
Indicated Value	122,126	101.77	Per SqFt
Agland Value			
Site Improvements			
Total Value	122,126	101.77	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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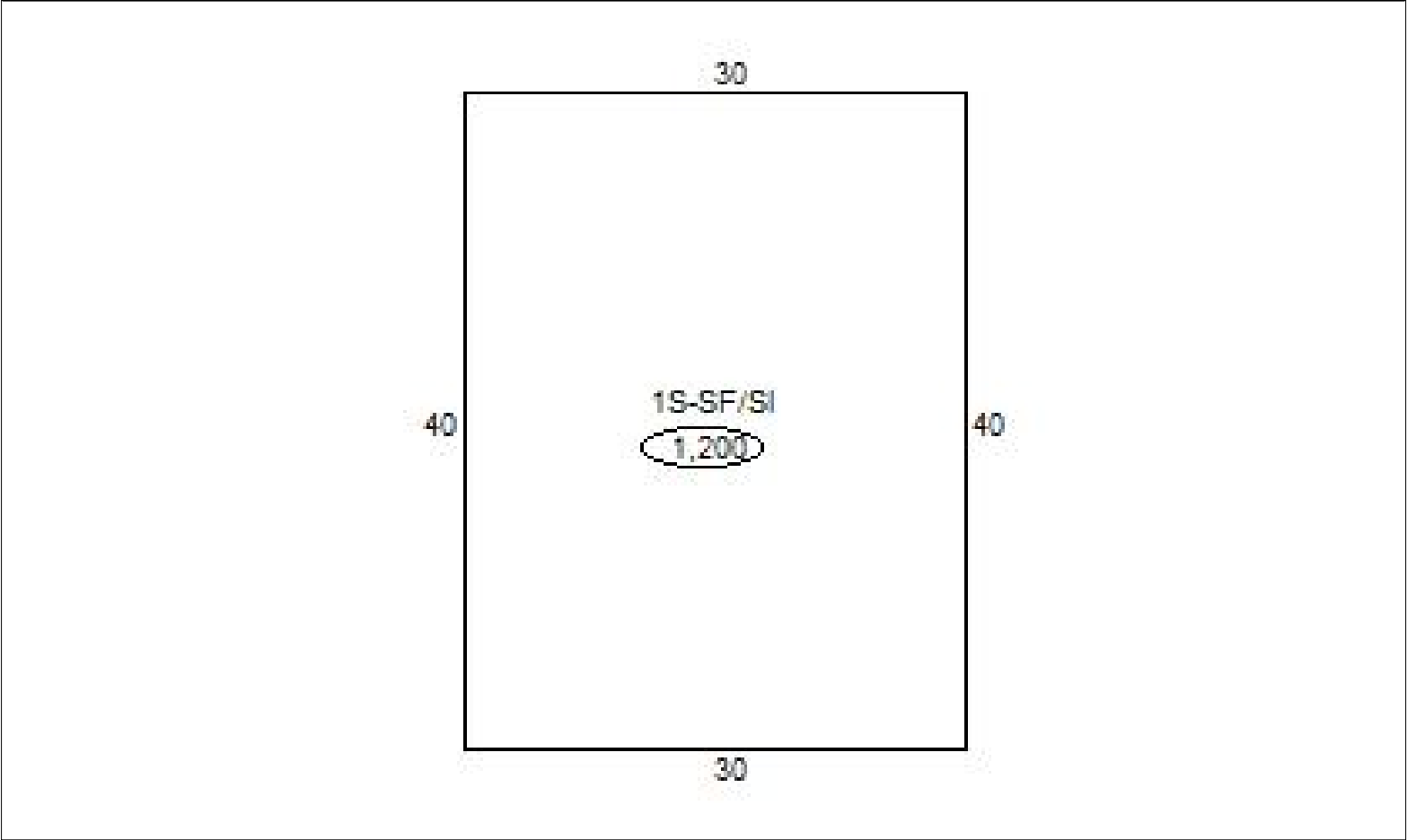
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,200	1.000	1,200
Total Building Area						1,200		1,200



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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
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			52.250	168	168	8,778	8,778
HC	HECTOR STONY SANDY LOAM	TMBR	20			5.712	36	36	206	206
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			3.687	63	63	232	232
VD	VERDIGRIS SILT LOAM	TMBR	95			.818	171	171	140	140
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			7.533	85	85	637	637
TMBR Totals						70.000			9,993	9,993
Total Agland						70.000			9,993	9,993