



# 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> 660023408 <b>Parcel ID</b> 23N17E-27-4-00000-000-00003160 <b>Cadastral ID</b> 27-23-17-03500 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 71 - CHELSEA RURAL/FOYIL FIRE <b>Name ID</b> 24244 BOHL, GEORGE L &  FRANCES J TRUSTEES 19461 E HWY 28 A CLAREMORE OK 74017-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 19461 E HWY 28A <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 40 - Acres <b>Sec/Twn/Rng</b> 27 / 23 / 17 / 4 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.44320697 -95.47825289					<b>Building Permits</b>																																																																																																																				
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<b>Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)</b>	
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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<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,792 / 1,792
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	9 Clay Tile
Area on Slab	1,792
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Finished
Remodel	
Year/Eff Age	1986 / 30

### 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	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	97.89	Total Misc Impr	+ 27,610
Roofing Adj	+ 5.57	Garage Cost	+ 16,646
Subfloor Adj	+ -1.04	Total RCN	= 262,432
Heat/Cool Adj	+ 11.47	Depreciation ( 40%)	- 104,973
Plumbing Adj	+ 7.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 157,459
Adj Base Cost	= 121.75	Lot Value	+ 157,459
Total Area	x 1,792	Indicated Value	= 157,459
Adjusted Cost	= 218,176	Value Per SqFt	87.87

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	157,459		
Lot Value			
Indicated Value	157,459	87.87	Per SqFt
Agland Value	2,415		
Site Improvements	31,428		
Total Value	348,761	194.62	Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	57729	265		265	23.36		6,190
PATO	SLAB PORCH - OPEN	57730	25x23		575	8.13		4,675
PRCH	SLAB PORCH - COVERED	57731	28x27		756	22.15		16,745



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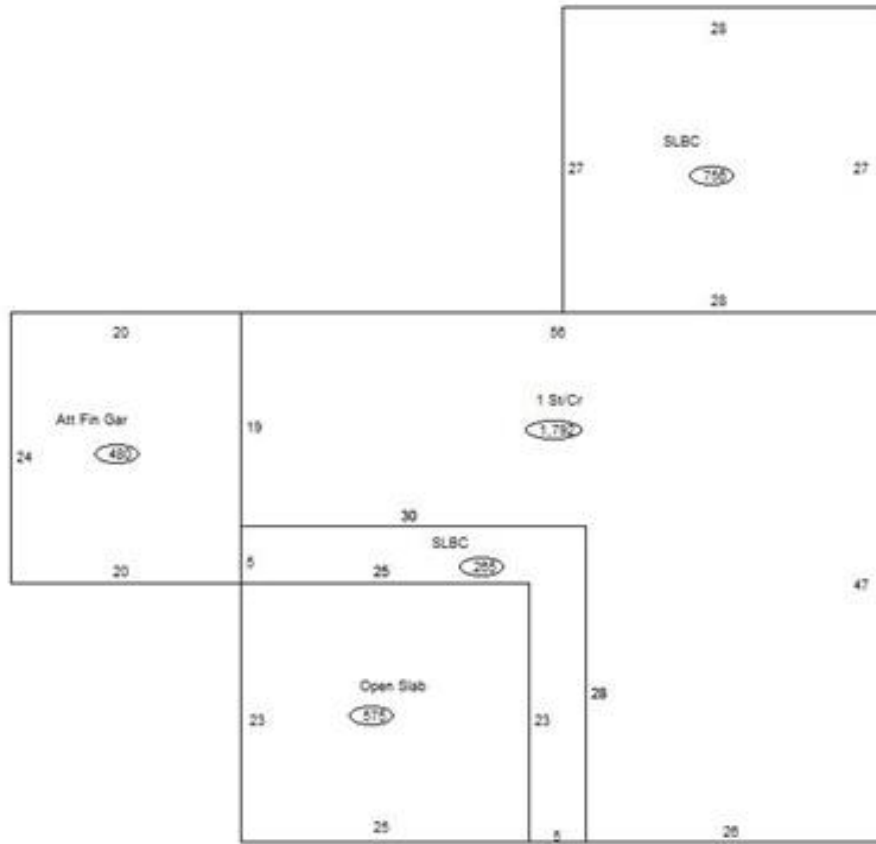
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,792	1.000	1,792
2	G	5		13	Att Fin Gar	480	1.000	480
3	M	PRCH		13	SLBC	265	1.000	265
4	M	PATO		13	Open Slab	575	1.000	575
5	M	PRCH		13	SLBC	756	1.000	756
<b>Total Building Area</b>						<b>1,792</b>		<b>1,792</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	20x18x0			360	
	Qual 2	Cond 3	Year 2012	Eff Age	11		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (22% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (29.97 x 360)	10,789		10,789	2,374	8,415
	BARN	BARN	0x0x0			1,584	
	Qual 3	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (9.69 x 1,584)	15,349		15,349	6,140	9,209
	BARN	BARN	0x0x0			896	
	Qual 3	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (10.48 x 896)	9,390		9,390	3,756	5,634
	LT	LEAN-TO	0x0x0			768	
	Qual 3	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (2.92 x 768)	2,243		2,243	897	1,346
	DTGF	DETACHED GARAGE FAIR	0x0x0			576	
	Qual 2	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (16.00 x 576)	9,216		9,216	3,686	5,530
	CP	CARPORT DIRT	0x0x0			528	
	Qual 3	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (3.50 x 528)	1,848		1,848	554	1,294
	SV	SWIM VINYL	0x0x0			1	
	Qual 3	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (25,000.00 x 1)	25,000		25,000	25,000	



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20			22.135	36	36	797	797
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			9.399	63	63	592	592
VD	VERDIGRIS SILT LOAM	TMBR	95			3.584	171	171	613	613
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			4.882	85	85	413	413
<b>TMBR Totals</b>						40.000			2,415	2,415
<b>Total Agland</b>						40.000			2,415	2,415