



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:36:35
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Assessment Data					Primary Image																																																																																																																				
Account 660026459 Parcel ID 000000-00-0-30010-038-0003 Cadastral ID 30-24-18-03000 Property Type REAL - Real Property Property Class UCP VI Area 2 Tax Area 29 - CHELSEA OT Name ID 347441 BOWMAN INVESTMENT PROPERTIES LLC 250 CATTLE CREEK DR GUTHRIE OK 73044-0000 Parcel Location Situs 00430 W 6TH ST Subdivision CHELSEA O T Lot/Block 0003 / 0038 Parcel Size .5 - Lots Sec/Twn/Rng 30 / 24 / 18 / 5 Neighborhood 5001 - TASC 2016 School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.53672500 -95.43517339 E 25' OF LOT 2 & W 30' OF LOT 3 BLOCK 38 CHELSEA O T																																																																																																																									
Exemptions					Building Permits																																																																																																																				
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	8470		
Non-Ag Acres	0.441		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	19,190.00 x 1.25 = 23,988		
Factor Value	0		
Adjustments	58.31%		
Lot Value	13,987		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1028621
Total Building Area	2,347	Image Date	7/10/2023
Total Base Value	557,413	Name	IMG_0001.JPG
Modifier Value		Description	\\tsclient\Z\CASEY\CASEY BOOTH COMMERCIAL VI\2023-710\IMG_0001.JPG
Misc Improvements	3,698		
Replacement Cost New	561,111		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	533,055		
Economic Depreciation			
RCNLD (All Sources)	533,055		
Depreciated Improvements			
Outbuilding Value	2,960		
Total Improvement Value	536,015		
Land Value	13,987		
Cost Approach Value	550,002 234.34/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	2,960
Miscellaneous Income		Land Value	13,987
Effective Gross Income (EGI)		Total Appraised Value	550,002 234.34/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		




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Account	660026459	Tax Area Code	29
Parcel ID	000000-00-0-30010-038-0003	Property Class	UCP
Cadastral ID	30-24-18-03000	Owners Name	BOWMAN INVESTMENT

Building Data	Building Image
Building ID 4637 Building Sequence 1 Occupancy 1 341 Medical Office 100% Occupancy 2 Occupancy 3 Total Floor Area 2,347 Average Perimeter 206 Number Of Storys 1.00 Average Wall Ht 10.00 Year Built 2020 Effective Age 4 Construction Class 3 - Unreinforced Masonry Walls, Wood Joists Quality 3 - Average Condition 2.5 - Fair Exterior Wall 10 - Cavity Brick Heating/Cooling 8 - Warmed and Cooled Air Roof Type Other Roof Cover Composition Basement Area Basement Levels Basement Finish Finish Code - 1 Finish Area - 1 Finish Code - 2 Finish Area - 2	
	Image Information
	Image Name Image Date Image Name Description

Cost Calculations	
Appraisal Zone 2	Manual Date 01/2025
Zone Description	Base Year 2026
Base Cost 108.49	Modifier Value
Wall Cost 113.69	Total Replacement Cost 561,111
HVAC Cost 15.32	Physical Depreciation 5%
Basement Cost 0.00	Functional Depreciation
Total Base Cost 237.50	Total Depreciation 5% (28,056)
Total Area 2,347	Total RCNLD 533,055
Base RCN 557,413	Lump Sums
Misc Impr Value 3,698	Total Building Value 533,055 \$ 227.12 Per SqFt

Miscellaneous Improvements							
Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	2020	4X14	56	66.04		3,698
Total Misc Improvement							3,698



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	PAVING - CONCRETE	0x0x0			1,513
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (4.70 x 1,513)				7,111	4,267	2,844
FLV		SF PAINTED WOOD SIGN 2*3	0x0x0			166
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 166)				166	50	116
Total Site Improvement Value						2,960