



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 660030833 Parcel ID 23N17E-35-1-00000-000-0000 Cadastral ID 35-23-17-00200 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 257931 HOLMAN, BOBBY W 20700 E HWY 28-A CHELSEA OK 74016-0000 Parcel Location Situs 20700 E HWY 28A Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 35 / 23 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0001 (1).JPG 12/17/2020</p>														
Legal Description Lat/Long: 36.43411446 -95.46028731																			
W2 NE.					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	945/506	HOLMAN, SOPHIA M	01/31/1994	0	No										
					879/690	SELLER	04/20/1992	0	No										
					844/263			0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax										
Remove Cap	0	Land Value	8,540	8,540	11%	939	Assessed	4,819	461.37										
Year Frozen	0	Improvements	59,751	35,272		3,880	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-82.00										
TIF Project ID	0	Total Value	68,291	43,812		4,819	Total Taxable	3,819	379.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660030833	HOLMAN, BOBBY W			71	67,207	1000	3,679	365.00										
2024	2024-660030833	HOLMAN, BOBBY W			71	65,682	1000	3,542	359.00										
2023	2023-660030833	HOLMAN, BOBBY W			71	54,618	1000	3,410	350.00										
2022	2022-660030833	HOLMAN, BOBBY W			71	48,292	1000	3,282	340.00										
2021	2021-660030833	HOLMAN, BOBBY W			71	44,531	1000	3,157	331.00										
2020	2020-660030833	HOLMAN, BOBBY W			71	41,694	1000	3,036	322.00										
2019	2019-660030833	HOLMAN, BOBBY W			71	40,325	1000	2,919	316.00										
2018	2018-660030833	HOLMAN, BOBBY W			71	40,905	1000	2,805	301.00										
2017	2017-660030833	HOLMAN, BOBBY W			71	40,442	1000	2,694	293.00										
2016	2016-660030833	HOLMAN, BOBBY W			71	39,278	1000	2,586	286.00										
2015	2015-660030833	HOLMAN, BOBBY W			71	40,718	1000	2,482	272.00										
2014	2014-660030833	HOLMAN, BOBBY W			71	41,070	1000	2,381	269.00										
2013	2013-660030833	HOLMAN, BOBBY W			71	41,264	1000	2,282	254.00										



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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

Primary Image



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Residential Data

Type 1 Single Family Residence
Condition 2.5 - Fair
Quality 1.5 - Low
Architecture TRAD TRADITIONAL
Style 100% One Story
Exterior Wall 100% Frame, Siding, Vinyl
Base/Total Area 1,400 / 1,400
Style 100% One Story
HVAC 100% Floor Furnace
Roof Cover 1 Composition Shingle
Area on Slab 0
Fixture/RghIn 4 /
Bed/F/H Bath 3 / 1.0 /
Basement Area
Garage Type
Remodel
Year/Eff Age 1940 / 76

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	30,638		
Lot Value			
Indicated Value	30,638	21.88	Per SqFt
Agland Value	8,540		
Site Improvements	29,113		
Total Value	68,291	48.78	Total Value Per SqFt

Cost Approach

Manual : 01/2025

Base Cost	85.14	Total Misc Impr	+	17,992
Roofing Adj	+ 3.97	Garage Cost	+	
Subfloor Adj	+ 2.43	Total RCN	=	153,190
Heat/Cool Adj	+ 1.59	Depreciation (80%)	-	122,552
Plumbing Adj	+ 3.44	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	30,638
Adj Base Cost	= 96.57	Lot Value	+	
Total Area	x 1,400	Indicated Value	=	30,638
Adjusted Cost	= 135,198	Value Per SqFt		21.88

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	73059	84		84	20.31		1,706
EPSW	ENCLOSED PORCH - SOLID WALL	73060	28x6		168	52.78		8,867
EPSW	ENCLOSED PORCH - SOLID WALL	73061	14x10		140	52.99		7,419



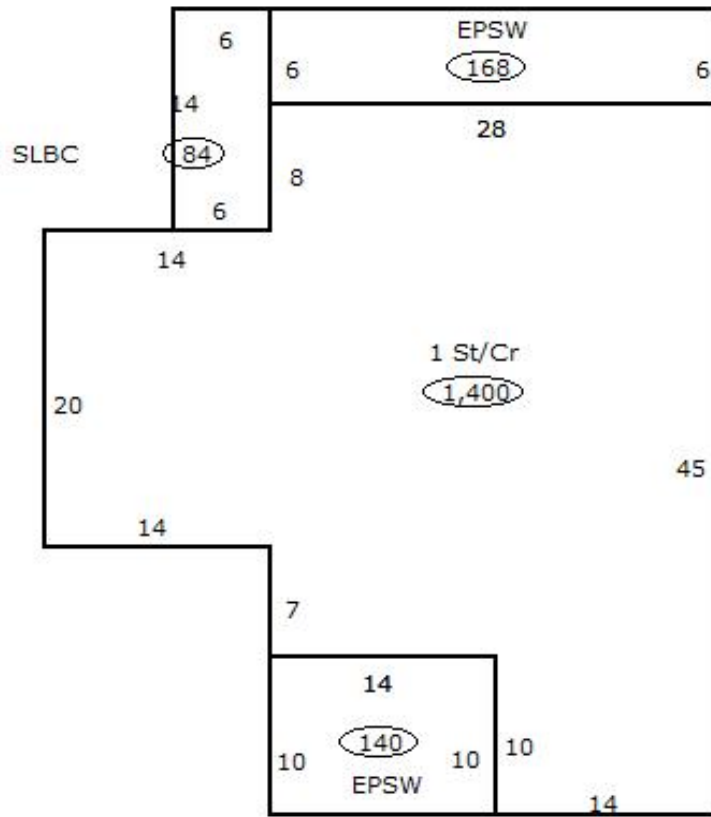
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Sketch Image

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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	1,400	1.000	1,400
2	M	PRCH		13	SLBC	84	1.000	84
3	M	EPSW		13	EPSW	168	1.000	168
4	M	EPSW		13	EPSW	140	1.000	140
Total Building Area						1,400		1,400



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Outbuildings/Site Improvements

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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x16x8	Plank	Formed Metal	192
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (24.70 x 192)	4,742		4,742	4,742
	BNGP	Barn - General Purpose	30x40x10	Dirt	Formed Metal	1,200
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
		Base Cost (22.93 x 1,200)	27,516		27,516	15,134
						12,382
	EQSH	Equipment Shed	20x40x8	Dirt	Galvanized Metal	800
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
		Base Cost (18.82 x 800)	15,056		15,056	9,184
						5,872
	BNGP	Barn - General Purpose	60x30x8	Dirt	Galvanized Metal	1,800
	Qual	3	Cond 2	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (76% Phys/ % Func)	RCNLD
		Base Cost (18.23 x 1,800)	32,814		32,814	24,939
						7,875
	LOAF	LOAFING SHED	12x20x8	Dirt	Galvanized Metal	240
	Qual	2	Cond 2	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (5.68 x 240)	1,363		1,363	1,090
						273
	LOAF	LOAFING SHED	20x24x8	Dirt	Galvanized Metal	480
	Qual	2	Cond 2	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (5.68 x 480)	2,726		2,726	2,181
						545
	LOAF	LOAFING SHED	20x24x8	Dirt	Galvanized Metal	480
	Qual	2	Cond 2	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (5.68 x 480)	2,726		2,726	2,181
						545



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	16x36x8	Concrete	Composition Shingle	576
	Qual	2	Cond 2	Year 1960	Eff Age 66	
Valuation Summary						
		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (14.07 x 576)	8,104	8,104	6,483	1,621



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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		0	7.000	36	36	252	252
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			2.000	63	63	126	126
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47		0	8.000	85	85	677	677
TMBR Totals						17.000			1,055	1,055
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35		0	21.000	84	84	1,764	1,764
LKC	LINKER FINE SANDY LOAM 3-	NTV PST	51		0	2.000	122	122	245	245
VD	VERDIGRIS SILT LOAM	NTV PST	95		0	8.000	228	228	1,824	1,824
NTV PST Totals						31.000			3,833	3,833
BDC2	BATES-DENNIS SOILS 3-5% S	IMP PST	59		0	3.000	165	165	496	496
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35		0	25.000	98	98	2,450	2,450
LKB	LINKER FINE SANDY LOAM 1-	IMP PST	63		0	4.000	176	176	706	706
IMP PST Totals						32.000			3,652	3,652
Total Agland						80.000			8,540	8,540