



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	660002848								
Parcel ID	000000-00-0-50010-028-0008								
Cadastral ID	04-19-17-04020								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	19 - INOLA OT								
Name ID	347718								
COTERO LLC									
210 C ST SE INOLA OK 74036-0000									
Parcel Location									
Situs	00140 C ST SE								
Subdivision	INOLA O T								
Lot/Block	0008 / 0028	Parcel Size	1 - Lots						
Sec/Twn/Rng	4 / 19 / 17 / 5								
Neighborhood	1205 - R-V03-SE INOLA								
School District	S005 - INOLA SCHOOLS								
Legal Description Lat/Long: 36.15058007 -95.50506781									
Building Permits									
LOT 8 BLOCK 28 INOLA O T									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	APPLEGATE, TEDDY EUGENE	07/24/2025	57,500	7
					2646/768	KITCHEN, BARBARA APPELGATE	07/14/2017	0	4
					1514/400	APPLEGATE, TEDDY E	08/21/2003	0	4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax
Remove Cap	2026	Land Value	32,905	32,905	11%	3,620	Assessed	7,055	564.82
Year Frozen	0	Improvements	31,235	31,235		3,435	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	64,140	64,140		7,055	Total Taxable	7,055	565.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660002848	COTERO LLC			19	57,548	0	3,786	303.00
2024	2024-660002848	APPLEGATE, TEDDY EUGENE			19	56,428	0	3,606	290.00
2023	2023-660002848	KITCHEN, BARBARA APPELGATE &			19	31,223	0	3,435	277.00
2022	2022-660002848	KITCHEN, BARBARA APPELGATE &			19	32,186	0	3,274	266.00
2021	2021-660002848	KITCHEN, BARBARA APPELGATE &			19	28,345	0	3,118	250.00
2020	2020-660002848	KITCHEN, BARBARA APPELGATE &			19	28,023	0	3,083	249.00
2019	2019-660002848	KITCHEN, BARBARA APPELGATE &			19	27,136	0	2,985	247.00
2018	2018-660002848	KITCHEN, BARBARA APPELGATE &			19	29,595	0	3,255	272.00
2017	2017-660002848	KITCHEN, BARBARA APPELGATE &			19	29,416	0	3,236	272.00
2016	2016-660002848	KITCHEN, BARBARA APPELGATE			19	28,828	0	3,171	270.00
2015	2015-660002848	KITCHEN, BARBARA APPELGATE			19	28,377	0	3,121	271.00
2014	2014-660002848	KITCHEN, BARBARA APPELGATE			19	28,707	0	3,158	284.00
2013	2013-660002848	KITCHEN, BARBARA APPELGATE			19	28,382	0	3,122	263.00




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Lot Data	Square-Foot - NBHD 1205 #1	Primary Image
Lot Size Lot Count Units Buildable 14000 Non-Ag Acres 0.3214 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 14,002.00 x 2.35 = 32,905 Factor Value Adjustments 1.0000 Lot Value 32,905		 <p>660002848 11/10/25</p> <p>660002848_001.JPG 11/13/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,344 / 1,344
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	10 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1949 / 77

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 68,095 50.67 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables Indicated Value

Cost Approach				Manual : 01/2025			
Base Cost	86.32	Total Misc Impr	+ 184				
Roofing Adj	+ 4.57	Garage Cost	+ 0				
Subfloor Adj	+ 2.31	Total RCN	= 150,833				
Heat/Cool Adj	+ 10.30	Depreciation (80%)	- 120,666				
Plumbing Adj	+ 8.59	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 30,167				
Adj Base Cost	= 112.09	Lot Value	+ 32,905				
Total Area	x 1,344	Indicated Value	= 63,072				
Adjusted Cost	= 150,649	Value Per SqFt	46.93				

Value Reconciliation
Selected Approach Cost Approach Improvements 30,167 Lot Value 32,905 Indicated Value 63,072 46.93 Per SqFt Agland Value Site Improvements 1,068 Total Value 64,140 47.72 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	7210	6x3		18	10.24		184



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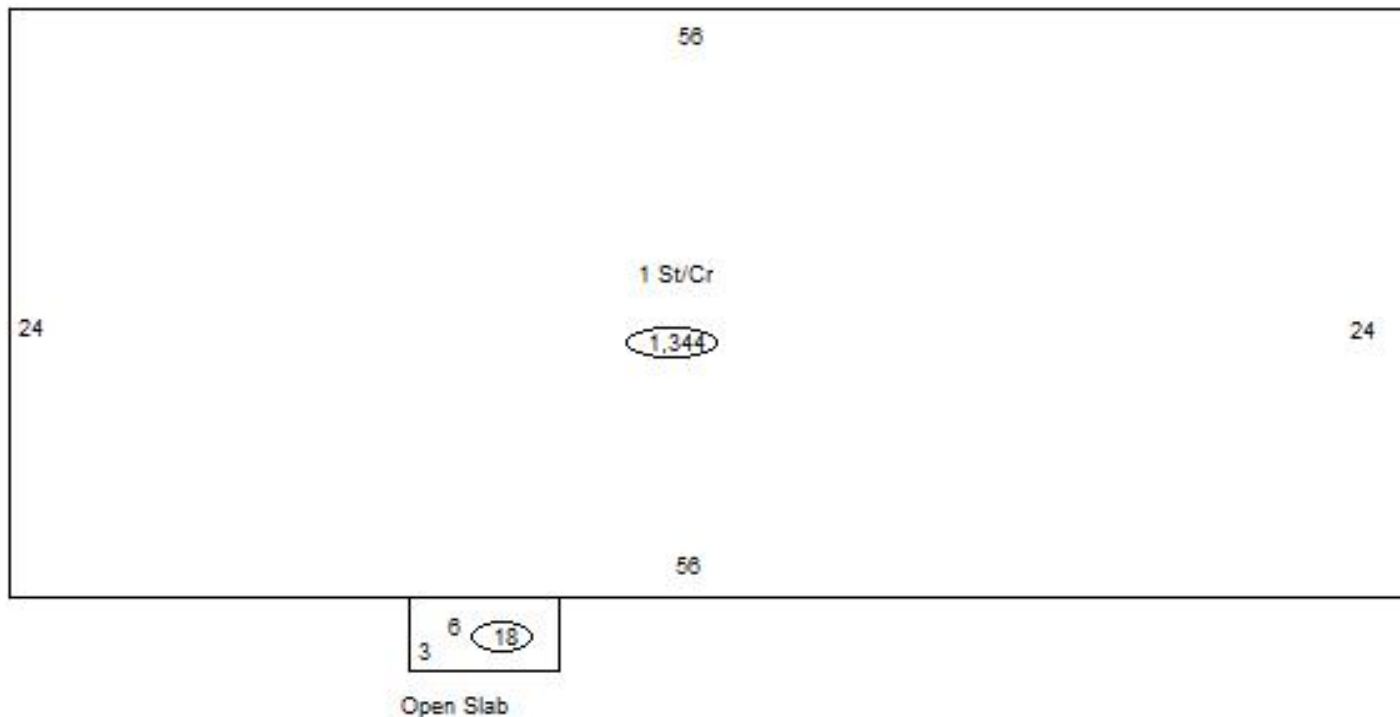
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,344	1.000	1,344
2	M	PATO		10	Open Slab	18	1.000	18
Total Building Area						1,344		1,344



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	8x10x8	Plank	Formed Metal	80	
	Qual	2	Cond 3	Year	2010	Eff Age	12
		Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD	
		Base Cost (24.71 x 80)	1,977		1,977	909	1,068