



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 12:13:38
 Page 1

Assessment Data				Primary Image															
Account	660003422																		
Parcel ID	24N18E-04-4-00000-000-0000																		
Cadastral ID	04-24-18-00100																		
Property Type	REAL - Real Property																		
Property Class	RA	VI Area	2																
Tax Area	14 - CHELSEA RURAL																		
Name ID	325702																		
THE COATHANGER RANCH LLC																			
2001 S 4270 RD CHELSEA OK 74016-0000																			
Parcel Location																			
Situs																			
Subdivision																			
Lot/Block	/	Parcel Size	80 - Acres																
Sec/Twn/Rng	4 / 24 / 18 / 4																		
Neighborhood	4050 - CHELSEA FOYIL RURAL																		
School District	S003 - CHELSEA SCHOOLS																		
Legal Description				Lat/Long: 36.58822863 -95.38679239 Building Permits															
N2 SE				<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 colspan="5"> </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										
					/	OAKLEY, LYNN A &	09/19/2018	0	WB										
					886/66	SIMPSON, KATHARYN C ESTATE	07/01/1992	328,500	No										
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax											
Remove Cap	0	Land Value	12,679	12,679	11%	1,395	Assessed	4,235	350.45										
Year Frozen	0	Improvements	34,792	25,819		2,840	Penalty	0											
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0	0.00										
TIF Project ID	0	Total Value	47,471	38,498	4,235	Total Taxable	4,235	350.00											
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660003422	THE COATHANGER RANCH LLC	14	41,950	0	4,112	340.00												
2024	2024-660003422	THE COATHANGER RANCH LLC	14	56,553	0	3,993	337.00												
2023	2023-660003422	THE COATHANGER RANCH LLC	14	48,718	0	3,876	330.00												
2022	2022-660003422	THE COATHANGER RANCH LLC	14	38,800	0	3,763	318.00												
2021	2021-660003422	THE COATHANGER RANCH LLC	14	39,888	0	3,654	310.00												
2020	2020-660003422	THE COATHANGER RANCH LLC	14	37,152	0	3,547	301.00												
2019	2019-660003422	THE COATHANGER RANCH LLC	14	36,209	0	3,444	296.00												
2018	2018-660003422	THE COATHANGER RANCH LLC	14	36,424	0	3,344	286.00												
2017	2017-660003422	OAKLEY, LYNN A &	14	36,199	0	3,246	278.00												
2016	2016-660003422	OAKLEY, LYNN A &	14	35,405	0	3,152	275.00												
2015	2015-660003422	OAKLEY, LYNN A &	14	35,176	0	3,060	264.00												
2014	2014-660003422	OAKLEY, LYNN A &	14	35,391	0	2,971	265.00												
2013	2013-660003422	OAKLEY, LYNN A &	14	37,102	0	2,884	256.00												



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 12:13:39
 Page 2

Units Buildable - CHELSEA FOYIL RURAL (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	



\\tsclient\T\TOMMY DUNLAP\New folder (462)\IMG_0004.JPG 5/7/2025

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,200 / 1,200
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1900 / 176

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	93.51	Total Misc Impr	+ 24,638
Roofing Adj	+ 4.93	Garage Cost	+
Subfloor Adj	+ 2.38	Total RCN	= 152,474
Heat/Cool Adj	+ 1.62	Depreciation (80%)	- 121,979
Plumbing Adj	+ 4.09	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 30,495
Adj Base Cost	= 106.53	Lot Value	+
Total Area	x 1,200	Indicated Value	= 30,495
Adjusted Cost	= 127,836	Value Per SqFt	25.41

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	30,495		
Lot Value			
Indicated Value	30,495	25.41	Per SqFt
Agland Value	12,679		
Site Improvements	4,297		
Total Value	47,471	39.56	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	8458	24x6		144	20.42		2,940
PRCH	SLAB PORCH - COVERED	8459	204		204	20.24		4,129
EPSW	ENCLOSED PORCH - SOLID WALL	8460	24x14		336	52.29		17,569



Rogers

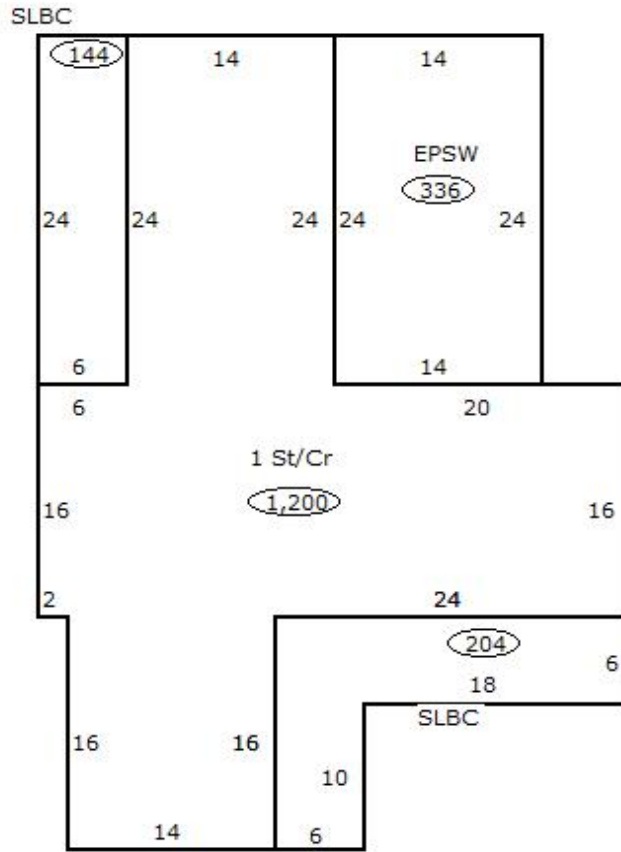
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 12:13:39
 Page 3

Sketch Image

660003422



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,200	1.000	1,200
2	M	PRCH		13	SLBC	144	1.000	144
3	M	PRCH		13	SLBC	204	1.000	204
4	M	EPSW		13	EPSW	336	1.000	336
Total Building Area						1,200		1,200



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 12:13:39
Page 4

660003422

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	30x50x0			1,500	
	Qual	2	Cond	2	Year	Eff Age	2026
		Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
		Base Cost (9.55 x 1,500)		14,325	14,325	10,028	4,297



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 12:13:39
 Page 5

Agland Inventory

660003422

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	2.000	36	36	72	72
HLC	HECTOR-LINKER FINE SANDY	TMBR	35		0	1.000	63	63	63	63
TMBR Totals						3.000			135	135
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	26.000	168	168	4,368	4,368
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	30.000	224	224	6,720	6,720
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35		0	5.000	98	98	490	490
SM	STRIP MINES	IMP PST	10		0	11.000	28	28	308	308
VF	VERDIGRIS SOILS FREQUENTL	IMP PST	47		0	5.000	132	132	658	658
IMP PST Totals						77.000			12,544	12,544
Total Agland						80.000			12,679	12,679