



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 11:52:16
Page 1

Assessment Data					Primary Image									
Account	660003428				No Image On File									
Parcel ID	24N18E-04-2-00000-000-0000													
Cadastral ID	04-24-18-00600													
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	20 - Acres											
Sec/Twn/Rng	4 / 24 / 18 / 2													
Neighborhood	4050 - CHELSEA FOYIL RURAL													
School District	S003 - CHELSEA SCHOOLS													
Legal Description Lat/Long: 36.59199578 -95.39691040														
Building Permits														
E2 SW NW														
<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					
					/	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	3,687	3,687	11%	406	Assessed	406	33.60					
Year Frozen	0	Improvements	0	0	0	Penalty	0							
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00						
TIF Project ID	0	Total Value	3,687	3,687	406	Total Taxable	406	34.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660003428	THE COATHANGER RANCH LLC	14	3,687	0	406	34.00							
2024	2024-660003428	THE COATHANGER RANCH LLC	14	3,687	0	406	34.00							
2023	2023-660003428	THE COATHANGER RANCH LLC	14	3,687	0	406	35.00							
2022	2022-660003428	THE COATHANGER RANCH LLC	14	3,687	0	406	34.00							
2021	2021-660003428	THE COATHANGER RANCH LLC	14	3,687	0	406	34.00							
2020	2020-660003428	THE COATHANGER RANCH LLC	14	3,687	0	406	34.00							
2019	2019-660003428	THE COATHANGER RANCH LLC	14	3,687	0	406	35.00							
2018	2018-660003428	THE COATHANGER RANCH LLC	14	3,691	0	406	35.00							
2017	2017-660003428	OAKLEY, LYNN A &	14	3,687	0	406	35.00							
2016	2016-660003428	OAKLEY, LYNN A &	14	3,687	0	406	35.00							
2015	2015-660003428	OAKLEY, LYNN A &	14	3,687	0	406	35.00							
2014	2014-660003428	OAKLEY, LYNN A &	14	3,691	0	406	36.00							
2013	2013-660003428	OAKLEY, LYNN A &	14	3,691	0	406	36.00							



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 11:52:16
 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		Primary Image	
Residential Data Type Condition - Quality - Architecture Style Exterior Wall Base/Total Area / Style HVAC Roof Cover Area on Slab Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age /		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	
Cost Approach Manual : 01/2025		Value Reconciliation	
Base Cost 0.00 Roofing Adj + 0.00 Subfloor Adj + 0.00 Heat/Cool Adj + 0.00 Plumbing Adj + 0.00 Basement Adj + 0.00 Adj Base Cost = 0.00 Total Area x Adjusted Cost = 0	Total Misc Impr + 0 Garage Cost + Total RCN = 0 Depreciation (0%) - 0 Lump Sums + 0 RCNLD = Lot Value + Indicated Value = Value Per SqFt 0.00	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 3,687 Site Improvements Total Value 3,687 0.00 Total Value Per SqFt	
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 11:52:16
Page 3

Agland Inventory

660003428

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47		0	9.000	85	85	761	761
TMBR Totals						9.000			761	761
VD	VERDIGRIS SILT LOAM	IMP PST	95		0	11.000	266	266	2,926	2,926
IMP PST Totals						11.000			2,926	2,926
Total Agland						20.000			3,687	3,687