



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 12:13:49
Page 1

Assessment Data				Primary Image									
Account	660003431			No Image On File									
Parcel ID	24N18E-04-1-00000-000-0000												
Cadastral ID	04-24-18-00900												
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	169.43 - Acres										
Sec/Twn/Rng	4 / 24 / 18 / 1												
Neighborhood	4050 - CHELSEA FOYIL RURAL												
School District	S003 - CHELSEA SCHOOLS												
Legal Description Lat/Long: 36.59382220 -95.38678792													
Building Permits													
LOTS 1-2 & S2 NE													
<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	15,170	15,170	11%	1,669	Assessed	1,669	138.11				
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	15,170	15,170	1,669	Total Taxable	1,669	138.00					
Assessment History													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax						
2025	2025-660003431	THE COATHANGER RANCH LLC	14	15,170	0	1,669	138.00						
2024	2024-660003431	THE COATHANGER RANCH LLC	14	15,170	0	1,669	141.00						
2023	2023-660003431	THE COATHANGER RANCH LLC	14	15,170	0	1,669	142.00						
2022	2022-660003431	THE COATHANGER RANCH LLC	14	15,170	0	1,669	141.00						
2021	2021-660003431	THE COATHANGER RANCH LLC	14	15,170	0	1,669	141.00						
2020	2020-660003431	THE COATHANGER RANCH LLC	14	15,170	0	1,669	142.00						
2019	2019-660003431	THE COATHANGER RANCH LLC	14	15,170	0	1,669	143.00						
2018	2018-660003431	THE COATHANGER RANCH LLC	14	15,170	0	1,669	143.00						
2017	2017-660003431	OAKLEY, LYNN A &	14	15,170	0	1,669	143.00						
2016	2016-660003431	OAKLEY, LYNN A &	14	15,170	0	1,669	145.00						
2015	2015-660003431	OAKLEY, LYNN A &	14	15,170	0	1,669	144.00						
2014	2014-660003431	OAKLEY, LYNN A &	14	15,170	0	1,669	149.00						
2013	2013-660003431	OAKLEY, LYNN A &	14	15,170	0	1,669	148.00						



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 12:13:49
 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 15,170 Site Improvements Total Value 15,170 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 12:13:49
Page 3

Agland Inventory

660003431

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		9.000	36	36	324	324
HLC	HECTOR-LINKER FINE SANDY	TMBR	35	0		28.000	63	63	1,764	1,764
VD	VERDIGRIS SILT LOAM	TMBR	95	0		2.000	171	171	342	342
TMBR Totals						39.000			2,430	2,430
HC	HECTOR STONY SANDY LOAM	IMP PST	20	0		1.000	56	56	56	56
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35	0		129.430	98	98	12,684	12,684
IMP PST Totals						130.430			12,740	12,740
Total Agland						169.430			15,170	15,170