




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:36:04
Page 1

Assessment Data					Primary Image														
Account 660004075 Parcel ID 000000-00-0-10260-001-0005 Cadastral ID 05-21-16-06260 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 313886 KOEHLER PROPERTIES LLC PO BOX 244 CLAREMORE OK 74018-0000 Parcel Location Situs 01618 N CHAMBERS TER Subdivision MEADOW VIEW Lot/Block 0005 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-21\IMG_000 4/24/2023</p>														
Legal Description Lat/Long: 36.32475867 -95.62175402																			
LOT 5 BLOCK 1 MEADOW VIEW					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	No	1,000		/	OWENS, CURTIS J & BARBARA KAY	11/01/2021	120,000	YES										
PD	Add-Homestead	No	1,000		2544/475	OWENS, CURTIS J & BARBARA K	04/11/2016	0	4										
					2541/789	POVERUD, CURTIS A & ANITA J	04/11/2016	81,500	YES										
					2264/476	STOGSDILL, AGNES I	08/09/2012	63,000	YES										
					837/747			35,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2022		Land Value	33,865	33,865	11%	3,725	Assessed	11,141										
Year Frozen	0		Improvements	67,414	67,414		7,416	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0										
TIF Project ID	0		Total Value	101,279	101,279		11,141	Total Taxable	11,141										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660004075	KOEHLER PROPERTIES LLC			17	99,148	0	10,906	1,008.00										
2024	2024-660004075	KOEHLER PROPERTIES LLC			17	99,130	0	10,904	1,008.00										
2023	2023-660004075	KOEHLER PROPERTIES LLC			17	120,000	0	13,200	1,209.00										
2022	2022-660004075	KOEHLER PROPERTIES LLC			17	120,000	0	13,200	1,222.00										
2021	2021-660004075	OWENS, CURTIS J & BARBARA KAY			17	80,031	0	8,803	777.00										
2020	2020-660004075	OWENS, CURTIS J & BARBARA KAY			17	80,733	0	8,881	813.00										
2019	2019-660004075	OWENS, CURTIS J & BARBARA KAY			17	77,304	0	8,503	788.00										
2018	2018-660004075	OWENS, CURTIS J & BARBARA KAY			17	81,427	0	8,957	828.00										
2017	2017-660004075	OWENS, CURTIS J & BARBARA KAY			17	80,819	0	8,890	816.00										
2016	2016-660004075	OWENS, CURTIS J & BARBARA KAY			17	78,955	0	7,730	726.00										
2015	2015-660004075	POVERUD, CURTIS A & ANITA J			17	66,924	0	7,362	664.00										
2014	2014-660004075	POVERUD, CURTIS A & ANITA J			17	67,386	0	7,412	687.00										
2013	2013-660004075	POVERUD, CURTIS A & ANITA J			17	66,733	0	7,341	672.00										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:36:04
 Page 2

Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 10000 Non-Ag Acres 0.1555 Topography Street Access Utilities Amenities LOT SIZE ADJUSTMENT 0 0 Method Square-Foot Base Lot Value 6,773.00 x 5.00 = 33,865 Factor Value Adjustments 1.0000 Lot Value 33,865		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	990 / 990
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	990
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	486 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 42

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-21\IMG_000' 4/24/2023	
--	--

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	109,722	110.83	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	131,840		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.35	Total Misc Impr	+ 1,976				
Roofing Adj	+ 4.33	Garage Cost	+ 11,402				
Subfloor Adj	+ 0.00	Total RCN	= 140,445				
Heat/Cool Adj	+ 10.30	Depreciation (52%)	- 73,031				
Plumbing Adj	+ 8.37	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 67,414				
Adj Base Cost	= 128.35	Lot Value	+ 33,865				
Total Area	x 990	Indicated Value	= 101,279				
Adjusted Cost	= 127,067	Value Per SqFt	102.30				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	67,414		
Lot Value	33,865		
Indicated Value	101,279	102.30	Per SqFt
Agland Value			
Site Improvements			
Total Value	101,279	102.30	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	10405	9x5		45	21.15		952
PATO	SLAB PORCH - OPEN	10406	10x10		100	10.24		1,024



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:36:04
 Page 3

Sketch Image

660004075



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	990	1.000	990
2	G	1		13	Attached Garage	486	1.000	486
3	M	PRCH		13	SLBC	45	1.000	45
4	M	PATO		13	Open Slab	100	1.000	100
Total Building Area						990		990



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:36:04
Page 4

660004075

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF STG FAIR		0x0x0			
	Qual 2	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.68 x)				