



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 660004343 Parcel ID 000000-00-0-10525-002-0019 Cadastral ID 05-21-16-08940 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 322775 KOEHLER, CHRISTOPHER A & JERI D 1469 PARADISE LN CLAREMORE OK 74017-0000 Parcel Location Situs 01469 PARADISE LN Subdivision WILL ROGERS HGTS IV Lot/Block 0019 / 0002 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\TOMMY DUNLAP\New folder (176)\IMG_0012.JPG 4/19/2023</p>																																																	
Legal Description Lat/Long: 36.32444536 -95.62804393																																																						
LOT 19 BLOCK 2 WILL ROGERS HGTS IV					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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					2666/103	KOEHLER PROPERTIES LLC	10/11/2017	0	4																																													
					2439/622	KOEHLER, CHRISTOPHER A &	11/19/2014	0	4																																													
					2408/341	LEIERER, DAVID W	06/18/2014	40,000	17																																													
					931/246	WILSON, JAMES D	10/01/1993	67,000	Yes																																													
					861/300			0	No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2015</td> <td>Land Value 49,478</td> <td>32,776</td> <td>11%</td> <td>3,605</td> <td>Assessed</td> <td>17,242</td> <td>1,593.68</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 126,957</td> <td>123,971</td> <td> </td> <td>13,637</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 176,435</td> <td>156,747</td> <td> </td> <td>17,242</td> <td>Total Taxable</td> <td>17,242</td> <td>1,594.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2015	Land Value 49,478	32,776	11%	3,605	Assessed	17,242	1,593.68	Year Frozen	0	Improvements 126,957	123,971		13,637	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 176,435	156,747		17,242	Total Taxable	17,242	1,594.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660004343	KOEHLER, CHRISTOPHER A &	17	172,222	0	16,421	1,518.00																																															
2024	2024-660004343	KOEHLER, CHRISTOPHER A &	17	176,516	0	15,639	1,445.00																																															
2023	2023-660004343	KOEHLER, CHRISTOPHER A &	17	142,152	0	14,895	1,364.00																																															
2022	2022-660004343	KOEHLER, CHRISTOPHER A &	17	128,958	0	14,185	1,313.00																																															
2021	2021-660004343	KOEHLER, CHRISTOPHER A &	17	137,542	0	15,130	1,336.00																																															
2020	2020-660004343	KOEHLER, CHRISTOPHER A &	17	136,894	0	14,627	1,339.00																																															
2019	2019-660004343	KOEHLER, CHRISTOPHER A &	17	126,643	0	13,931	1,290.00																																															
2018	2018-660004343	KOEHLER, CHRISTOPHER A &	17	132,009	0	14,521	1,342.00																																															
2017	2017-660004343	KOEHLER PROPERTIES LLC	17	130,878	0	14,190	1,303.00																																															
2016	2016-660004343	KOEHLER PROPERTIES LLC	17	127,539	0	13,515	1,269.00																																															
2015	2015-660004343	KOEHLER PROPERTIES LLC	17	117,010	0	12,871	1,161.00																																															
2014	2014-660004343	KOEHLER, CHRISTOPHER A &	17	119,303	0	11,446	1,061.00																																															
2013	2013-660004343	LEIERER, DAVID W	17	114,240	0	10,902	998.00																																															



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10500		
Non-Ag Acres	0.244		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	10,629.00 x 4.66 = 49,478		
Factor Value			
Adjustments	1.0000		
Lot Value	49,478		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,576 / 1,576
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,576
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	456 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1980 / 35

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	164,164 104.16 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	181,710 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	126,957
Lot Value	49,478
Indicated Value	176,435 111.95 Per SqFt
Agland Value	
Site Improvements	
Total Value	176,435 111.95 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	105.05	Total Misc Impr	+	11,269
Roofing Adj	+ 4.28	Garage Cost	+	12,814
Subfloor Adj	+ -1.17	Total RCN	=	226,709
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	99,752
Plumbing Adj	+ 8.94	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	126,957
Adj Base Cost	= 128.57	Lot Value	+	49,478
Total Area	x 1,576	Indicated Value	=	176,435
Adjusted Cost	= 202,626	Value Per SqFt		111.95

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	11202	26x6		156	23.73		3,702
PATO	SLAB PORCH - OPEN	11203	24x12		288	8.58		2,471



Rogers

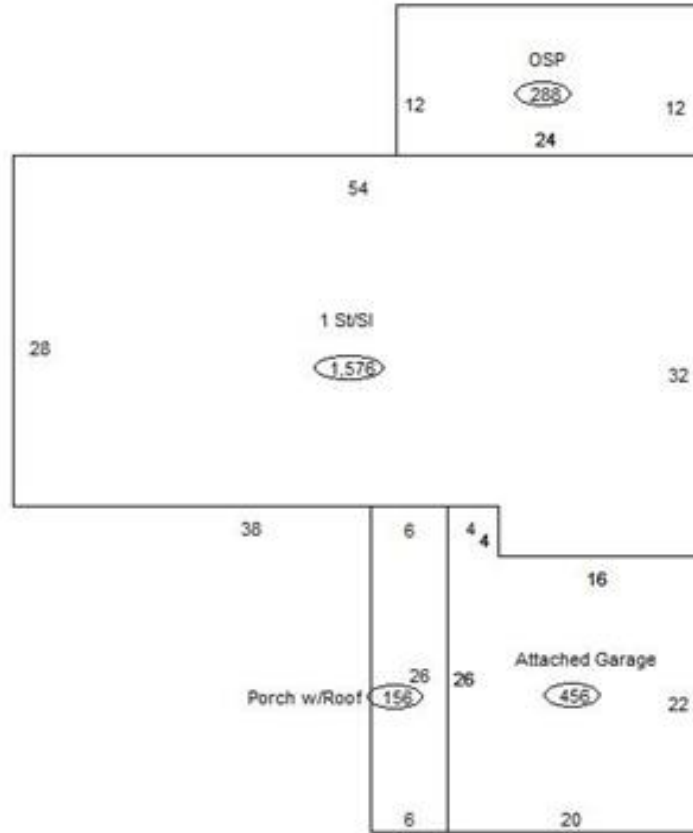
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,576	1.000	1,576
2	G	1		13	Attached Garage	456	1.000	456
3	M	PRCH		13	SLBC	156	1.000	156
4	M	PATO		13	Open Slab	288	1.000	288
Total Building Area						1,576		1,576



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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)				