



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 05:20:47
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660010204 Parcel ID 000000-00-0-00225-001-0010 Cadastral ID 09-23-16-00690 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 344650 STEVENS, WILLIAM C & SHARON D REVOCABLE TRUST PO BOX 2955 CLAREMORE OK 74018-0000 Parcel Location Situs 08672 S COYOTE HILLS LN Subdivision COYOTE HILLS ESTATES Lot/Block 0010 / 0001 Parcel Size 3 - Lots Sec/Twn/Rng 9 / 23 / 16 / 5 Neighborhood 1020 - R-V02-NW CHELSEA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.48598224 -95.60608531																																																																																																																									
Building Permits					\\tsclient\T\TOMMY DUNLAP\New folder (475)\IMG_0004.JPG 6/12/2025																																																																																																																				
Exemptions					Sale History																																																																																																																				
LOT 10, 15 & 16 BLOCK 1 COYOTE HILLS ESTATES					<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																																																																																																																					
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>STEVENS, WILLIAM C & SHARON D</td> <td>06/17/2024</td> <td>0</td> <td>4</td> </tr> <tr> <td>1008/125</td> <td>WARD, PAUL W</td> <td>10/26/1995</td> <td>10,000</td> <td>YES</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	STEVENS, WILLIAM C & SHARON D	06/17/2024	0	4	1008/125	WARD, PAUL W	10/26/1995	10,000	YES																																																																																							
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	STEVENS, WILLIAM C & SHARON D	06/17/2024	0	4																																																																																																																					
1008/125	WARD, PAUL W	10/26/1995	10,000	YES																																																																																																																					
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>95.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2000</td> <td>56,704</td> <td>29,156</td> <td>11%</td> <td>3,207</td> <td>Assessed</td> <td>14,226</td> <td>1,362.00</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>159,611</td> <td>100,171</td> <td></td> <td>11,019</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>6,887</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-83.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>216,315</td> <td>129,327</td> <td></td> <td>14,226</td> <td>Total Taxable</td> <td>13,226</td> <td>1,279.00</td> </tr> </tbody> </table>		Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax	Remove Cap	2000	56,704	29,156	11%	3,207	Assessed	14,226	1,362.00	Year Frozen	0	159,611	100,171		11,019	Penalty	0		Uncapped Value	6,887	0	0		0	Exemption	1,000	-83.00	TIF Project ID	0	216,315	129,327		14,226	Total Taxable	13,226	1,279.00																																																																											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax																																																																																																																	
Remove Cap	2000	56,704	29,156	11%	3,207	Assessed	14,226	1,362.00																																																																																																																	
Year Frozen	0	159,611	100,171		11,019	Penalty	0																																																																																																																		
Uncapped Value	6,887	0	0		0	Exemption	1,000	-83.00																																																																																																																	
TIF Project ID	0	216,315	129,327		14,226	Total Taxable	13,226	1,279.00																																																																																																																	
Assessment History																																																																																																																									
<table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660010204</td><td>STEVENS, WILLIAM C & SHARON D</td><td>71</td><td>209,428</td><td>1000</td><td>12,076</td><td>1,169.00</td></tr> <tr><td>2024</td><td>2024-660010204</td><td>STEVENS, WILLIAM C & SHARON D</td><td>71</td><td>166,014</td><td>1000</td><td>11,695</td><td>1,155.00</td></tr> <tr><td>2023</td><td>2023-660010204</td><td>STEVENS, WILLIAM C & SHARON D</td><td>71</td><td>145,976</td><td>1000</td><td>11,326</td><td>1,130.00</td></tr> <tr><td>2022</td><td>2022-660010204</td><td>STEVENS, WILLIAM C & SHARON D</td><td>71</td><td>144,194</td><td>1000</td><td>10,967</td><td>1,101.00</td></tr> <tr><td>2021</td><td>2021-660010204</td><td>STEVENS, WILLIAM C & SHARON D</td><td>71</td><td>144,928</td><td>1000</td><td>10,618</td><td>1,075.00</td></tr> <tr><td>2020</td><td>2020-660010204</td><td>STEVENS, WILLIAM C & SHARON D</td><td>71</td><td>136,659</td><td>1000</td><td>10,280</td><td>1,053.00</td></tr> <tr><td>2019</td><td>2019-660010204</td><td>STEVENS, WILLIAM C & SHARON D</td><td>71</td><td>132,076</td><td>1000</td><td>9,951</td><td>1,036.00</td></tr> <tr><td>2018</td><td>2018-660010204</td><td>STEVENS, WILLIAM C & SHARON D</td><td>71</td><td>134,800</td><td>1000</td><td>9,633</td><td>994.00</td></tr> <tr><td>2017</td><td>2017-660010204</td><td>STEVENS, WILLIAM C & SHARON D</td><td>71</td><td>133,872</td><td>1000</td><td>9,323</td><td>971.00</td></tr> <tr><td>2016</td><td>2016-660010204</td><td>STEVENS, WILLIAM C & SHARON D</td><td>71</td><td>131,048</td><td>1000</td><td>9,022</td><td>955.00</td></tr> <tr><td>2015</td><td>2015-660010204</td><td>STEVENS, WILLIAM C & SHARON D</td><td>71</td><td>128,223</td><td>1000</td><td>8,731</td><td>914.00</td></tr> <tr><td>2014</td><td>2014-660010204</td><td>STEVENS, WILLIAM C & SHARON D</td><td>71</td><td>129,192</td><td>1000</td><td>8,447</td><td>912.00</td></tr> <tr><td>2013</td><td>2013-660010204</td><td>STEVENS, WILLIAM C & SHARON D</td><td>71</td><td>122,927</td><td>1000</td><td>8,172</td><td>871.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660010204	STEVENS, WILLIAM C & SHARON D	71	209,428	1000	12,076	1,169.00	2024	2024-660010204	STEVENS, WILLIAM C & SHARON D	71	166,014	1000	11,695	1,155.00	2023	2023-660010204	STEVENS, WILLIAM C & SHARON D	71	145,976	1000	11,326	1,130.00	2022	2022-660010204	STEVENS, WILLIAM C & SHARON D	71	144,194	1000	10,967	1,101.00	2021	2021-660010204	STEVENS, WILLIAM C & SHARON D	71	144,928	1000	10,618	1,075.00	2020	2020-660010204	STEVENS, WILLIAM C & SHARON D	71	136,659	1000	10,280	1,053.00	2019	2019-660010204	STEVENS, WILLIAM C & SHARON D	71	132,076	1000	9,951	1,036.00	2018	2018-660010204	STEVENS, WILLIAM C & SHARON D	71	134,800	1000	9,633	994.00	2017	2017-660010204	STEVENS, WILLIAM C & SHARON D	71	133,872	1000	9,323	971.00	2016	2016-660010204	STEVENS, WILLIAM C & SHARON D	71	131,048	1000	9,022	955.00	2015	2015-660010204	STEVENS, WILLIAM C & SHARON D	71	128,223	1000	8,731	914.00	2014	2014-660010204	STEVENS, WILLIAM C & SHARON D	71	129,192	1000	8,447	912.00	2013	2013-660010204	STEVENS, WILLIAM C & SHARON D	71	122,927	1000	8,172	871.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660010204	STEVENS, WILLIAM C & SHARON D	71	209,428	1000	12,076	1,169.00																																																																																																																		
2024	2024-660010204	STEVENS, WILLIAM C & SHARON D	71	166,014	1000	11,695	1,155.00																																																																																																																		
2023	2023-660010204	STEVENS, WILLIAM C & SHARON D	71	145,976	1000	11,326	1,130.00																																																																																																																		
2022	2022-660010204	STEVENS, WILLIAM C & SHARON D	71	144,194	1000	10,967	1,101.00																																																																																																																		
2021	2021-660010204	STEVENS, WILLIAM C & SHARON D	71	144,928	1000	10,618	1,075.00																																																																																																																		
2020	2020-660010204	STEVENS, WILLIAM C & SHARON D	71	136,659	1000	10,280	1,053.00																																																																																																																		
2019	2019-660010204	STEVENS, WILLIAM C & SHARON D	71	132,076	1000	9,951	1,036.00																																																																																																																		
2018	2018-660010204	STEVENS, WILLIAM C & SHARON D	71	134,800	1000	9,633	994.00																																																																																																																		
2017	2017-660010204	STEVENS, WILLIAM C & SHARON D	71	133,872	1000	9,323	971.00																																																																																																																		
2016	2016-660010204	STEVENS, WILLIAM C & SHARON D	71	131,048	1000	9,022	955.00																																																																																																																		
2015	2015-660010204	STEVENS, WILLIAM C & SHARON D	71	128,223	1000	8,731	914.00																																																																																																																		
2014	2014-660010204	STEVENS, WILLIAM C & SHARON D	71	129,192	1000	8,447	912.00																																																																																																																		
2013	2013-660010204	STEVENS, WILLIAM C & SHARON D	71	122,927	1000	8,172	871.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 05:20:47
 Page 2

Lot Data	Square-Foot - NBHD 1020 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 3.2118 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 139,907.00 x .41 = 56,704 Factor Value Adjustments 1.0000 Lot Value 56,704		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,008 / 1,008
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	2 / 1.0 / 1.0
Basement Area	
Garage Type	1,008 Subterranean Garage
Remodel	
Year/Eff Age	1999 / 20



\\tsclient\T\TOMMY DUNLAP\New folder (475)\IMG_0004.JPG 6/12/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	225,823	224.03	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	101.23	Total Misc Impr	+	0	
Roofing Adj	+ 4.69	Garage Cost	+	31,036	
Subfloor Adj	+ 1.22	Total RCN	=	159,818	
Heat/Cool Adj	+ 11.47	Depreciation (25%)	-	39,955	
Plumbing Adj	+ 9.15	Lump Sums	+	13,004	
Basement Adj	+ 0.00	RCNLD	=	132,867	
Adj Base Cost	= 127.76	Lot Value	+	56,704	
Total Area	x 1,008	Indicated Value	=	189,571	
Adjusted Cost	= 128,782	Value Per SqFt		188.07	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	132,867		
Lot Value	56,704		
Indicated Value	189,571	188.07	Per SqFt
Agland Value			
Site Improvements	26,744		
Total Value	216,315	214.60	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
BALW	BALCONY - WOOD	23791	28x10		280	26.56		7,437
WODO	WOOD DECK - OPEN	23792	10x10		100	25.63	15%	2,179
WODO	WOOD DECK - OPEN	148987	12x12		144	23.53		3,388



Rogers

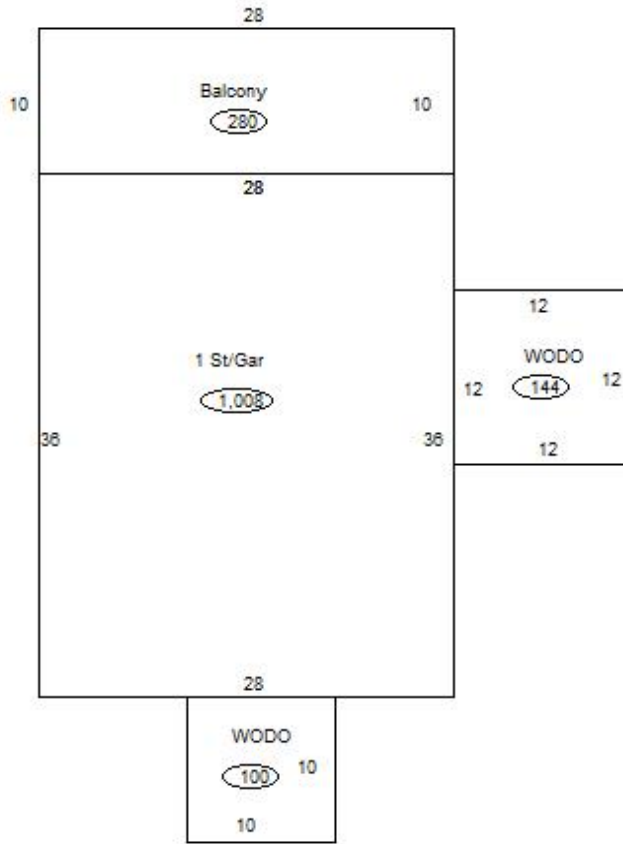
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 05:20:47
 Page 3

Sketch Image

660010204



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	BALW		13	Balcony	280	1.000	280
2	M	WODO		13	WODO	100	1.000	100
3	R	1	Garage	13	1 St/Gar	1,008	1.000	1,008
4	M	WODO		13	WODO	144	1.000	144
Total Building Area						1,008		1,008



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 05:20:47
 Page 4

660010204

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	Carport Dirt	20x20x8	Gravel		400
	Qual	1.5	Cond 1.5	Year 2013	Eff Age	
			0			
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (3.50 x 400)	1,400		1,400	1,400
	QUON	Quonset - Round Top	10x20x8	Concrete	Formed Metal	200
	Qual	3	Cond 3	Year 2010	Eff Age 12	
			0			
		Valuation Summary	Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
		Base Cost (21.02 x 200)	4,204		4,204	3,027
	UTIL	SHOP BUILDING	24x36x14	Concrete	Formed Metal	864
	Qual	3	Cond 3	Year 2010	Eff Age 12	
			0			
		Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (34.44 x 864)	29,756		29,756	22,317