



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 07:01:46
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Assessment Data					Primary Image														
Account 660010213 Parcel ID 000000-00-0-00225-001-0019 Cadastral ID 09-23-16-00780 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 1684 DAVIS, CHARLES VERNON & MEGHAN NICOLE PO BOX 1633 CLAREMORE OK 74018-1633 Parcel Location Situs 08561 S COYOTE HILLS LN Subdivision COYOTE HILLS ESTATES Lot/Block 0019 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 9 / 23 / 16 / 5 Neighborhood 1020 - R-V02-NW CHELSEA School District S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0040 (9).JPG 1/12/2021</p>														
Legal Description Lot/Long: 36.48775592 -95.60577952																			
LOT 19 BLOCK 1 COYOTE HILLS ESTATES					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 colspan="5" style="height: 100px;"> </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	Yes	1,000	1,000	836/209			62,500	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax										
Remove Cap	0	Land Value	26,388	19,096	11%	2,101	Assessed	13,394	1,282.34										
Year Frozen	0	Improvements	140,046	102,665		11,293	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-82.00										
TIF Project ID	0	Total Value	166,434	121,761		13,394	Total Taxable	12,394	1,200.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660010213	DAVIS, CHARLES VERNON &			71	161,928	1000	12,003	1,162.00										
2024	2024-660010213	DAVIS, CHARLES VERNON &			71	129,085	1000	11,625	1,148.00										
2023	2023-660010213	DAVIS, CHARLES VERNON &			71	111,430	1000	11,257	1,124.00										
2022	2022-660010213	DAVIS, CHARLES VERNON &			71	112,989	1000	10,943	1,099.00										
2021	2021-660010213	DAVIS, CHARLES VERNON &			71	116,288	1000	10,595	1,073.00										
2020	2020-660010213	DAVIS, CHARLES VERNON &			71	114,427	1000	10,257	1,050.00										
2019	2019-660010213	DAVIS, CHARLES VERNON &			71	111,191	1000	9,929	1,034.00										
2018	2018-660010213	DAVIS, CHARLES VERNON &			71	115,516	1000	9,612	991.00										
2017	2017-660010213	DAVIS, CHARLES VERNON &			71	114,578	1000	9,302	970.00										
2016	2016-660010213	DAVIS, CHARLES VERNON &			71	111,820	1000	9,002	954.00										
2015	2015-660010213	DAVIS, CHARLES VERNON &			71	108,343	1000	8,711	912.00										
2014	2014-660010213	DAVIS, CHARLES VERNON &			71	109,195	1000	8,429	911.00										
2013	2013-660010213	DAVIS, CHARLES VERNON &			71	101,883	1000	8,154	869.00										



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Lot Data	Square-Foot - NBHD 1020 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1431 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 49,794.00 x .53 = 26,388 Factor Value Adjustments 1.0000 Lot Value 26,388		<p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0040 (9).JPG 1/12/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,456 / 1,456
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	
Remodel	
Year/Eff Age	1983 / 32

Cost Approach				Manual : 01/2025			
Base Cost	118.18	Total Misc Impr	+ 12,860				
Roofing Adj	+ 5.37	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 225,451				
Heat/Cool Adj	+ 14.47	Depreciation (40%)	- 90,180				
Plumbing Adj	+ 7.99	Lump Sums	+ 4,775				
Basement Adj	+ 0.00	RCNLD	= 140,046				
Adj Base Cost	= 146.01	Lot Value	+ 26,388				
Total Area	x 1,456	Indicated Value	= 166,434				
Adjusted Cost	= 212,591	Value Per SqFt	114.31				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	154,674	106.23	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	140,046		
Lot Value	26,388		
Indicated Value	166,434	114.31	Per SqFt
Agland Value			
Site Improvements			
Total Value	166,434	114.31	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
WODO	WOOD DECK - OPEN	23799	32x12		384	19.13	35%	4,775



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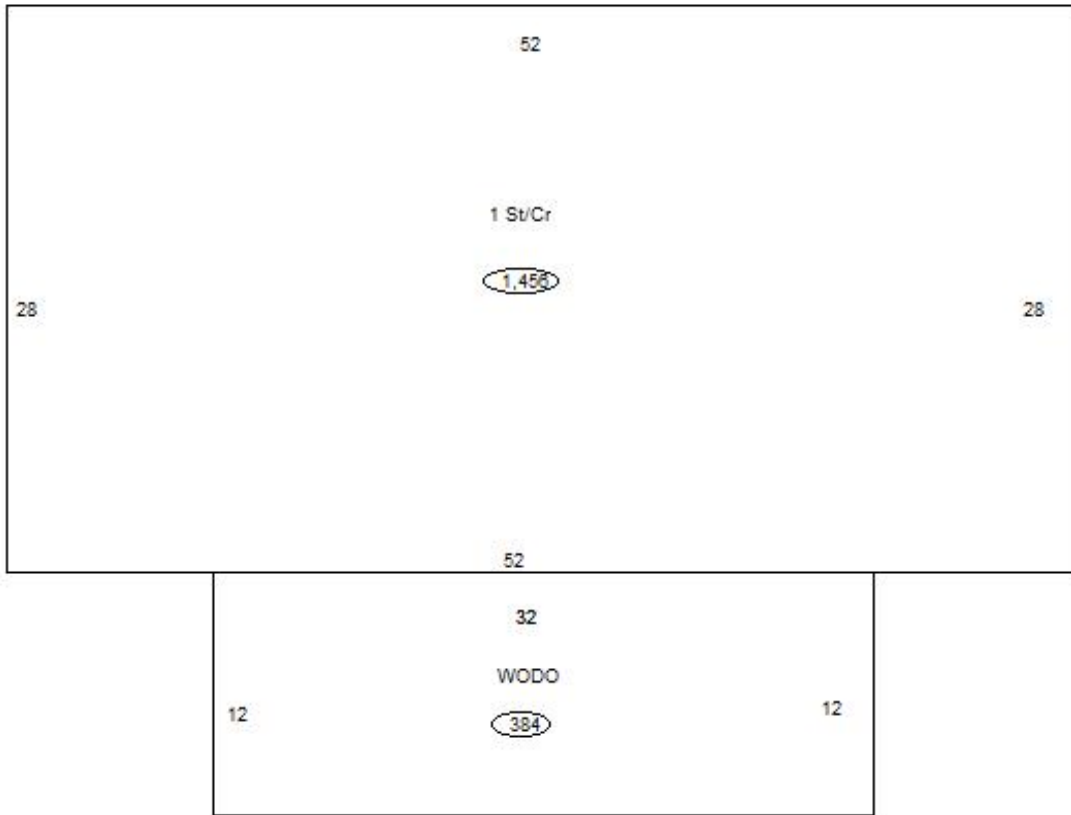
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Sketch Image

660010213



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,456	1.000	1,456
2	M	WODO		10	WODO	384	1.000	384
Total Building Area						1,456		1,456