



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 660010222 Parcel ID 000000-00-0-00225-001-0028 Cadastral ID 09-23-16-00870 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 305998 STARKEY, JESSIE LLOYD JR & MARY LOU TRUSTEES 8595 S COYOTE HILLS DR CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 08595 S COYOTE HILLS DR Subdivision COYOTE HILLS ESTATES Lot/Block 0028 / 0001 Parcel Size 9 - Lots Sec/Twn/Rng 9 / 23 / 16 / 5 Neighborhood 1020 - R-V02-NW CHELSEA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.48751019 -95.60378563 LOTS 22 - 28, & 33 & 34 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1020 #1	
Lot Size	0	0	
Lot Count			
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	384,443.00 x .39 = 149,628		
Factor Value			
Adjustments	1.0000		
Lot Value	149,628		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,645 / 3,573
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,645
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	759 Attached Garage - Finished
Remodel	
Year/Eff Age	2002 / 14

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	564,072	157.87	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	107,560		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.30	Total Misc Impr	+	23,526			
Roofing Adj	+ 4.55	Garage Cost	+	46,049			
Subfloor Adj	+ -3.35	Total RCN	=	539,031			
Heat/Cool Adj	+ 17.38	Depreciation (14%)	-	75,464			
Plumbing Adj	+ 7.51	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	463,567			
Adj Base Cost	= 131.39	Lot Value	+	149,628			
Total Area	x 3,573	Indicated Value	=	613,195			
Adjusted Cost	= 469,456	Value Per SqFt		171.62			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	463,567		
Lot Value	149,628		
Indicated Value	613,195	171.62	Per SqFt
Agland Value			
Site Improvements	50,715		
Total Value	663,910	185.81	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	7,721.18		7,721
SHLT	STORM SHELTER	0		1	2010	0.00		
PRCH	SLAB PORCH - COVERED	23810	19x9		171	35.85		6,130
PRCH	SLAB PORCH - COVERED	23801	274		274	35.31		9,675



Rogers

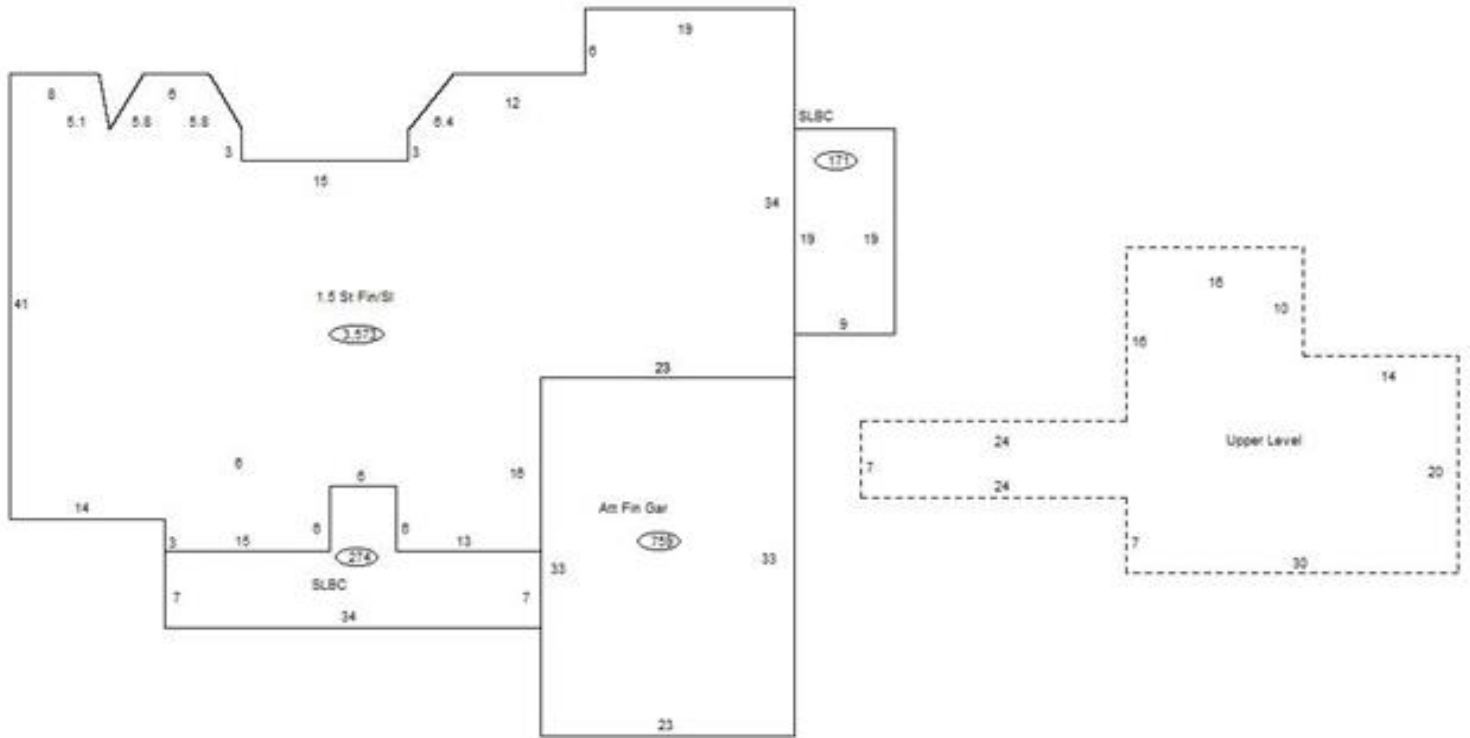
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,645	1.351	3,573
2	G	5		13	Att Fin Gar	759	1.000	759
3	M	PRCH		13	SLBC	171	1.000	171
4	M	PRCH		13	SLBC	274	1.000	274
5	U	^UL		13	Upper Level	928	1.000	928
Total Building Area						2,645		3,573



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x50x12	Concrete	Formed Metal	2,000
	Qual 4	Cond 3	Year 2010	Eff Age 12		
		Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (33.81 x 2,000)	67,620	67,620	16,905	50,715