



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:31:09
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660010229 Parcel ID 000000-00-0-00225-001-0035 Cadastral ID 09-23-16-00940 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 258538 PATTON, MONTY R 8652 S COYOTE HILLS DR CLAREMORE OK 74017-0000 Parcel Location Situs 08652 S COYOTE HILLS DR Subdivision COYOTE HILLS ESTATES Lot/Block 0035 / 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\rln\Pictures\2016-08-29 08-29-16\08-29-16 036.J 8/31/2016</p>																																																																																																																				
Legal Description Lot/Long: 36.48622731 -95.60368194																																																																																																																									
LOT 35 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	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.9488 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 41,330.00 x .57 = 23,558 Factor Value Adjustments 1.0000 Lot Value 23,558		<p>\\tsclient\C\Users\rln\Pictures\2016-08-29 08-29-16\08-29-16 036.J 8/31/2016</p>

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Stone 30% Frame, Siding, Wood
Base/Total Area	1,158 / 2,070
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,158
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	598 Attached Garage - Finished
Remodel	
Year/Eff Age	1980 / 32

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 283,351 136.88 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	108.86	Total Misc Impr	+ 11,698	Roofing Adj	+ 3.83	Garage Cost	+ 34,935
Subfloor Adj	+ -2.95	Total RCN	= 327,594	Heat/Cool Adj	+ 16.31	Depreciation (40%)	- 131,038
Plumbing Adj	+ 9.68	Lump Sums	+ 5,010	Basement Adj	+ 0.00	RCNLD	= 201,566
Adj Base Cost	= 135.73	Lot Value	+ 23,558	Total Area	x 2,070	Indicated Value	= 225,124
		Value Per SqFt	108.76	Adjusted Cost	= 280,961		

Value Reconciliation
Selected Approach Cost Approach Improvements 201,566 Lot Value 23,558 Indicated Value 225,124 108.76 Per SqFt Agland Value Site Improvements Total Value 225,124 108.76 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	7,243.87		7,244
WODO	WOOD DECK - OPEN	23824	590		590	21.23	60%	5,010
PATO	SLAB PORCH - OPEN	23825	8x4		32	14.39		460
PRCH	SLAB PORCH - COVERED	23826	122		122	32.74		3,994



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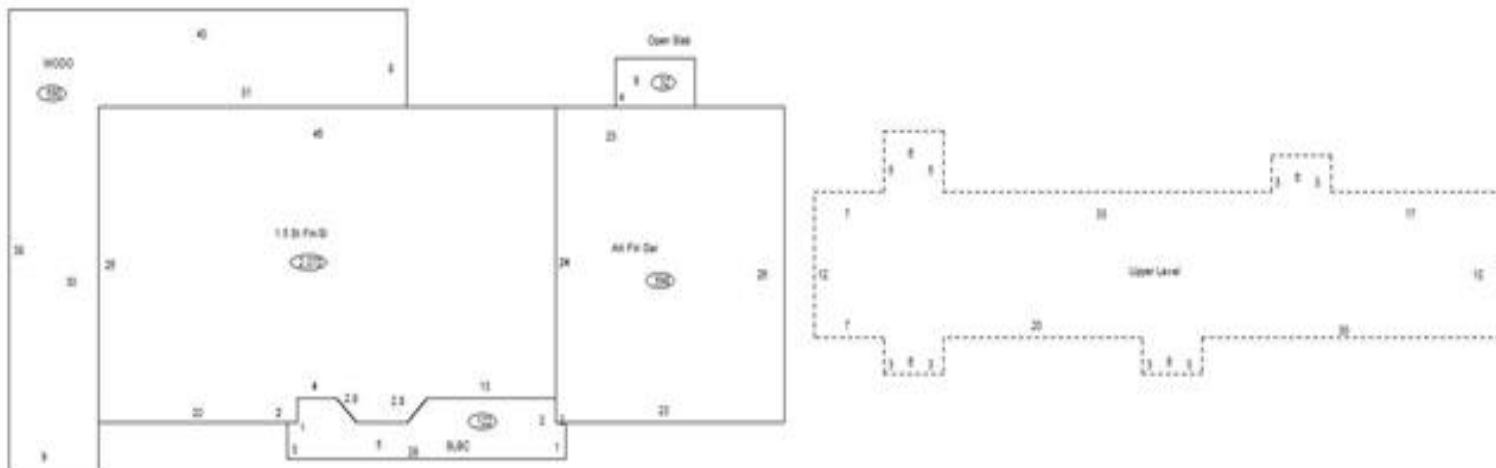
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Sketch Image

660010229



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,158	1.788	2,070
2	G	5		10	Att Fin Gar	598	1.000	598
3	U	^UL		10	Upper Level	912	1.000	912
4	M	WODO		10	WODO	590	1.000	590
5	M	PATO		10	Open Slab	32	1.000	32
6	M	PRCH		10	SLBC	122	1.000	122
Total Building Area						1,158		2,070