



# Rogers


## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026

Time 06:28:35

Page 1

Assessment Data					Primary Image				
<b>Account</b> 660010269 <b>Parcel ID</b> 24N18E-09-2-00000-000-0000 <b>Cadastral ID</b> 09-24-18-00200 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 14 - CHELSEA RURAL <b>Name ID</b> 325702 <b>THE COATHANGER RANCH LLC</b>  2001 S 4270 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 02001 S 4270 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 170 - Acres <b>Sec/Twn/Rng</b> 9 / 24 / 18 / 2 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS					 <p style="text-align: right;">2/23/2024</p>				
<b>Legal Description</b> Lat/Long: 36.57878108 -95.39592227 NW & NW NW SW									
					Building Permits				
					Number	Description	Opened	Closed	Amount
					R20	R21- REPAIRS AFTER FLOOD DAMAG	06/2019	01/2021	
					R17	R17-NEW SHOP PER REVAL	02/2016	11/2016	
					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	OAKLEY, LYNN A &	09/19/2018	0	WB
					886/66	SIMPSON, KATHARYN C ESTATE	07/01/1992	328,500	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	0	Land Value 34,684	34,684	11%	3,815	Assessed	19,534	1,616.44	
Year Frozen	0	Improvements 207,402	142,899		15,719	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value 242,086	177,583		19,534	Total Taxable	19,534	1,616.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660010269	THE COATHANGER RANCH LLC	14	211,653	0	18,965	1,569.00		
2024	2024-660010269	THE COATHANGER RANCH LLC	14	209,962	0	18,412	1,554.00		
2023	2023-660010269	THE COATHANGER RANCH LLC	14	189,998	0	17,876	1,524.00		
2022	2022-660010269	THE COATHANGER RANCH LLC	14	157,782	1000	16,356	1,384.00		
2021	2021-660010269	THE COATHANGER RANCH LLC	14	175,897	1000	17,589	1,491.00		
2020	2020-660010269	THE COATHANGER RANCH LLC	14	164,068	1000	17,047	1,446.00		
2019	2019-660010269	THE COATHANGER RANCH LLC	14	161,285	1000	16,741	1,438.00		
2018	2018-660010269	THE COATHANGER RANCH LLC	14	225,901	1000	18,783	1,604.00		
2017	2017-660010269	OAKLEY, LYNN A &	14	221,629	1000	18,207	1,561.00		
2016	2016-660010269	OAKLEY, LYNN A &	14	147,094	1000	12,864	1,121.00		
2015	2015-660010269	OAKLEY, LYNN A &	14	152,359	1000	12,461	1,073.00		
2014	2014-660010269	OAKLEY, LYNN A &	14	158,042	1000	12,069	1,075.00		
2013	2013-660010269	OAKLEY, LYNN A &	14	150,994	1000	11,688	1,037.00		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 06:28:35  
 Page 2

Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



2/23/2024

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	2 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	2,655 / 3,719
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Carport - Gable Roof
Remodel	
Year/Eff Age	1960 / 92

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	74.91	Total Misc Impr	+ 10,456
Roofing Adj	+ 2.55	Garage Cost	+ 3,384
Subfloor Adj	+ 1.48	Total RCN	= 354,129
Heat/Cool Adj	+ 10.09	Depreciation ( 80%)	- 283,303
Plumbing Adj	+ 2.47	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 70,826
Adj Base Cost	= 91.50	Lot Value	+ 70,826
Total Area	x 3,719	Indicated Value	= 70,826
Adjusted Cost	= 340,289	Value Per SqFt	19.04

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	70,826		
Lot Value			
Indicated Value	70,826	19.04	Per SqFt
Agland Value	34,684		
Site Improvements	136,576		
Total Value	242,086	65.09	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	4,485.02		4,485
PATO	SLAB PORCH - OPEN	23858	18x16		288	7.93		2,284
PRCH	SLAB PORCH - COVERED	23859	18x8		144	20.42		2,940
PRCH	SLAB PORCH - COVERED	23860	12x3		36	20.76		747



# Rogers

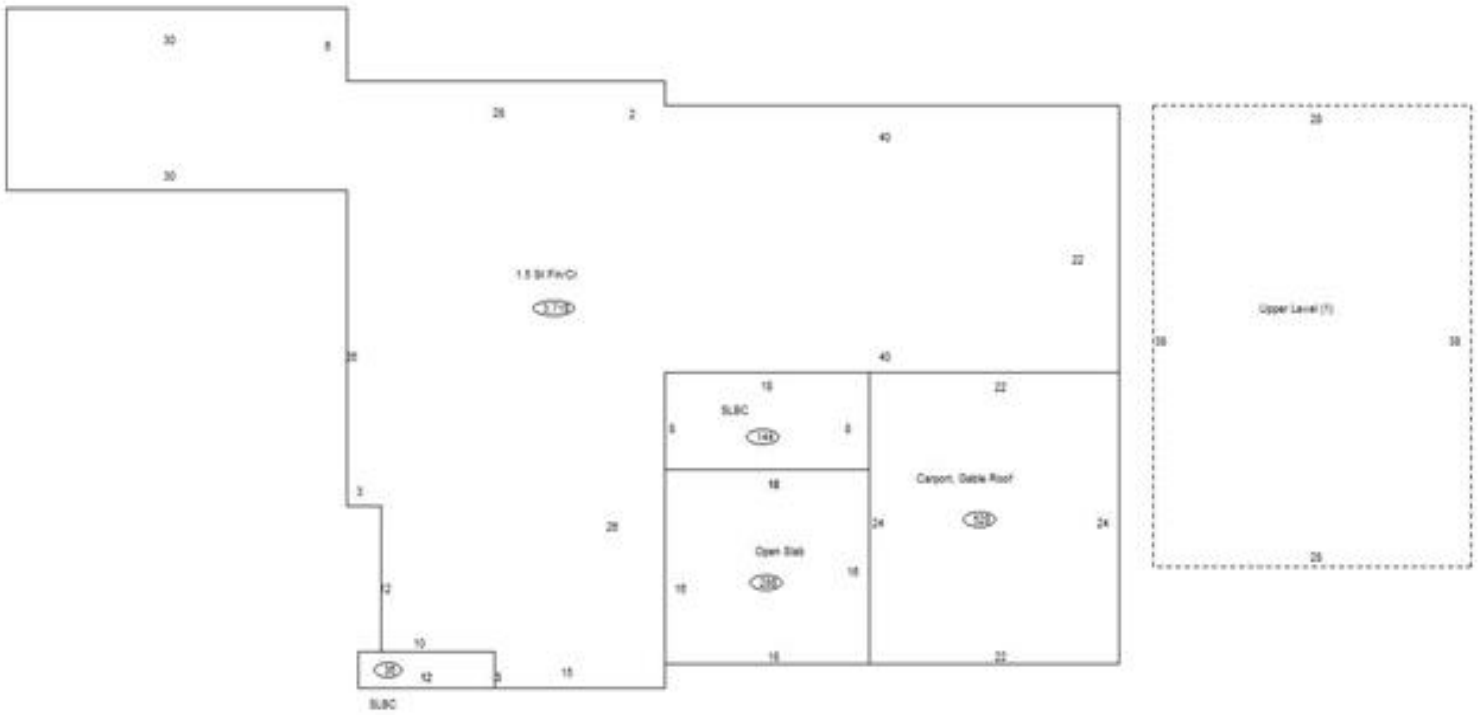
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 06:28:35  
 Page 3

### Sketch Image

660010269



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	2,655	1.401	3,719
2	M	PATO		10	Open Slab	288	1.000	288
3	M	PRCH		10	SLBC	144	1.000	144
4	M	PRCH		10	SLBC	36	1.000	36
5	U	^UL		10	Upper Level (1)	1,064	1.000	1,064
6	G	3		10	Carport, Gable Roof	528	1.000	528
<b>Total Building Area</b>						<b>2,655</b>		<b>3,719</b>



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 06:28:35  
Page 4

660010269

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	50x60x0			3,000
	Qual	Cond	Year	2016	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (26.91 x 3,000)		80,730		80,730	80,730
	BARN	BARN	0x0x0			2,352
	Qual	3	Cond	3	Year	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.89 x 2,352)		20,909		20,909	20,909
	BARN	BARN	0x0x0			1,680
	Qual	3	Cond	3	Year	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.56 x 1,680)		16,061		16,061	16,061
	BARN	BARN	0x0x0			2,440
	Qual	3	Cond	3	Year	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (90% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.83 x 2,440)		21,545		21,545	19,391
	BARN	BARN	0x0x0			2,080
	Qual	3	Cond	3	Year	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.07 x 2,080)		18,866		18,866	10,376
	BARN	BARN	73x120x0			8,760
	Qual	3	Cond	3	Year	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.60 x 8,760)		75,336		75,336	30,134
	CP	CARPOT DIRT	0x0x0			
	Qual	Cond	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (3.50 x )					



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 06:28:35  
Page 5

### Agland Inventory

660010269

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47		0	9.000	85	85	761	761
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47		0	30.000	85	85	2,538	2,538
<b>TMBR Totals</b>						39.000			3,299	3,299
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	53.000	224	224	11,872	11,872
LKB	LINKER FINE SANDY LOAM 1-	IMP PST	63		0	3.000	176	176	529	529
VD	VERDIGRIS SILT LOAM	IMP PST	95		0	49.000	266	266	13,034	13,034
VE	VERDIGRIS CLAY LOAM	IMP PST	90		0	21.000	252	252	5,292	5,292
VF	VERDIGRIS SOILS FREQUENTL	IMP PST	47		0	5.000	132	132	658	658
<b>IMP PST Totals</b>						131.000			31,385	31,385
<b>Total Agland</b>						170.000			34,684	34,684