




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 660026495 Parcel ID 000000-00-0-30010-040-0005 Cadastral ID 30-24-18-03350 Property Type REAL - Real Property Property Class UCP VI Area 2 Tax Area 29 - CHELSEA OT Name ID 319436 COEN, JERRY 609 OLIVE ST CHELSEA OK 74016-0000 Parcel Location Situs 00609 OLIVE ST Subdivision CHELSEA O T Lot/Block 0005 / 0040 Parcel Size .5 - Lots Sec/Twn/Rng 30 / 24 / 18 / 5 Neighborhood 5001 - TASC 2016 School District S003 - CHELSEA SCHOOLS																			
Legal Description Lat/Long: 36.53475779 -95.43182290																			
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"> </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										
					2579/863	BARB & ASSOCIATES APPRAISAL-GR	09/21/2016	105,000	YES										
					2460/825	BANK OF COMMERCE	03/10/2015	45,000	3										
					2299/787	MAINSTREET ROGERS LLC	01/10/2013	0	10										
					2032/920	BANK OF COMMERCE	06/05/2009	58,000	YES										
					2009/45	BASKS, LEON W	02/26/2009	0	9										
					959/131	BANK OF CHELSEA	06/02/1994	54,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax										
Remove Cap	2017		Land Value	4,504	4,504	11%	Assessed	6,726	556.58										
Year Frozen	0		Improvements	69,998	56,644		Penalty	0											
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00										
TIF Project ID	0		Total Value	74,502	61,148		Total Taxable	6,726	557.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660026495	COEN, JERRY	29	88,848	0	6,406	530.00												
2024	2024-660026495	COEN, JERRY	29	55,464	0	6,101	515.00												
2023	2023-660026495	COEN, JERRY	29	70,718	0	7,779	663.00												
2022	2022-660026495	COEN, JERRY	29	70,718	0	7,779	658.00												
2021	2021-660026495	COEN, JERRY	29	94,628	0	10,409	882.00												
2020	2020-660026495	COEN, JERRY	29	103,131	0	11,344	962.00												
2019	2019-660026495	COEN, JERRY	29	103,131	0	11,344	974.00												
2018	2018-660026495	COEN, JERRY	29	100,406	0	11,044	943.00												
2017	2017-660026495	COEN, JERRY	29	100,406	0	11,044	947.00												
2016	2016-660026495	COEN, JERRY	29	60,828	0	6,691	583.00												
2015	2015-660026495	BARB & ASSOCIATES APPRAISAL GROUP LLC	29	52,720	0	5,799	499.00												
2014	2014-660026495	BANK OF COMMERCE	29	52,720	0	5,799	517.00												
2013	2013-660026495	BANK OF COMMERCE	29	52,720	0	5,799	514.00												



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	3603		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	3,603.00 x 1.25 = 4,504		
Factor Value	0		
Adjustments	100%		
Lot Value	4,504		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	939200
Total Building Area	2,700	Image Date	9/10/2020
Total Base Value	249,993	Name	IMG_0025.JPG
Modifier Value		Description	REVAL 2021
Misc Improvements			
Replacement Cost New	249,993		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	69,998		
Economic Depreciation			
RCNLD (All Sources)	69,998		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	69,998		
Land Value	4,504		
Cost Approach Value	74,502 27.59/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	4,504
Effective Gross Income (EGI)		Total Appraised Value	74,502 27.59/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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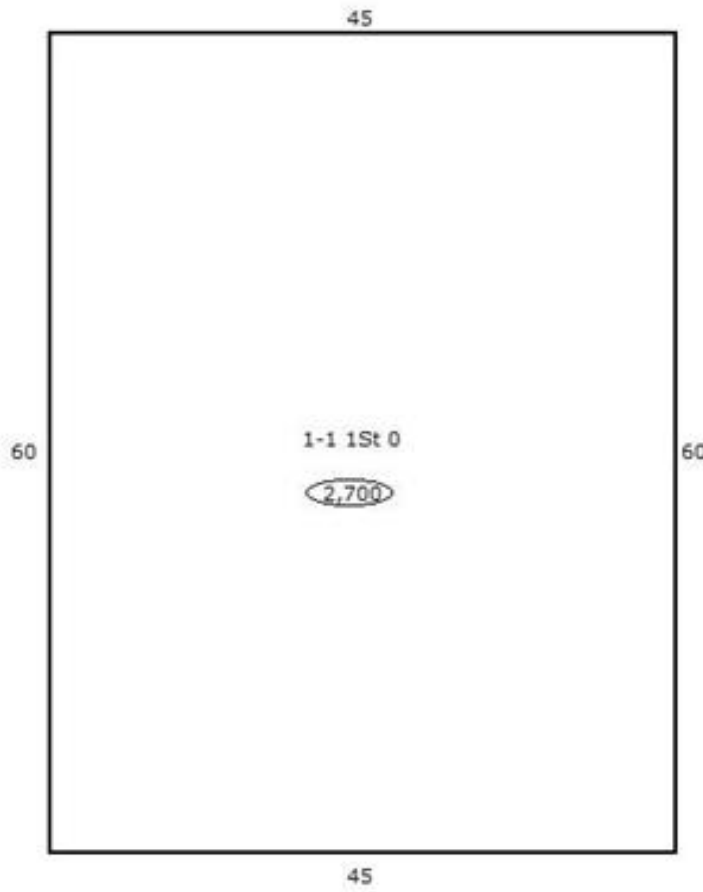
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Sketch Image

660026495



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	336		13	1-1 1St 0	2,700	1.000	2,700
Total Building Area						2,700		2,700



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Account 660026495
Parcel ID 000000-00-0-30010-040-0005
Cadastral ID 30-24-18-03350

Tax Area Code 29
Property Class UCP
Owners Name COEN, JERRY

Building Data

Building ID 1846
Building Sequence 1
Occupancy 1 336 Laundromat 40%
Occupancy 2 353 Retail Store 60%
Occupancy 3
Total Floor Area 2,700
Average Perimeter 210
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1986
Effective Age 26
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 11 - Radiant Space Heaters
Roof Type
Roof Cover
Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 59.74
Wall Cost 26.74
HVAC Cost 6.11
Basement Cost 0.00
Total Base Cost 92.59
Total Area 2,700
Base RCN 249,993
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 249,993
Physical Depreciation 72%
Functional Depreciation
Total Depreciation 72% (179,995)
Total RCNLD 69,998
Lump Sums
Total Building Value 69,998 \$ 25.93 Per SqFt