



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660027983 Parcel ID 23N17E-32-4-00000-000-0000 Cadastral ID 32-23-17-04410 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 331702 COALWELL, BRIAN 12805 S PHEASANT LN CLAREMORE OK 74134-0000 Parcel Location Situs 12805 S PHEASANT LN Subdivision Lot/Block / Parcel Size 9 - Acres Sec/Twn/Rng 32 / 23 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.42524296 -95.51578078																																																																																																																									
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Lot Data		Square-Foot - NBHD 4070 #1
Lot Size		
Lot Count		
Units Buildable	9	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	398,494.00 x .30 = 121,404	
Factor Value		
Adjustments	1.0000	
Lot Value	121,404	



\\tsclient\C\Users\Randy Necessary\Pictures\2020-11-18\IMG_002 11/25/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Frame, Siding, Wood 25% Veneer, Stone
Base/Total Area	2,633 / 4,278
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air 3 Wall Air Conditioner
Roof Cover	4 Metal, Preformed
Area on Slab	2,633
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1985 / 31

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	199,105 46.54 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	120,146
Lot Value	121,404
Indicated Value	241,550 56.46 Per SqFt
Agland Value	
Site Improvements	62,516
Total Value	304,066 71.08 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	62.95	Total Misc Impr	+ 18,404
Roofing Adj	+ 2.44	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 353,371
Heat/Cool Adj	+ 9.48	Depreciation (66%)	- 233,225
Plumbing Adj	+ 3.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 120,146
Adj Base Cost	= 78.30	Lot Value	+ 121,404
Total Area	x 4,278	Indicated Value	= 241,550
Adjusted Cost	= 334,967	Value Per SqFt	56.46

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,211.55		4,212
PRCH	SLAB PORCH - COVERED	67587		324	324	17.57		5,693
SOLP	Solar Panels			38	38	223.65		8,499

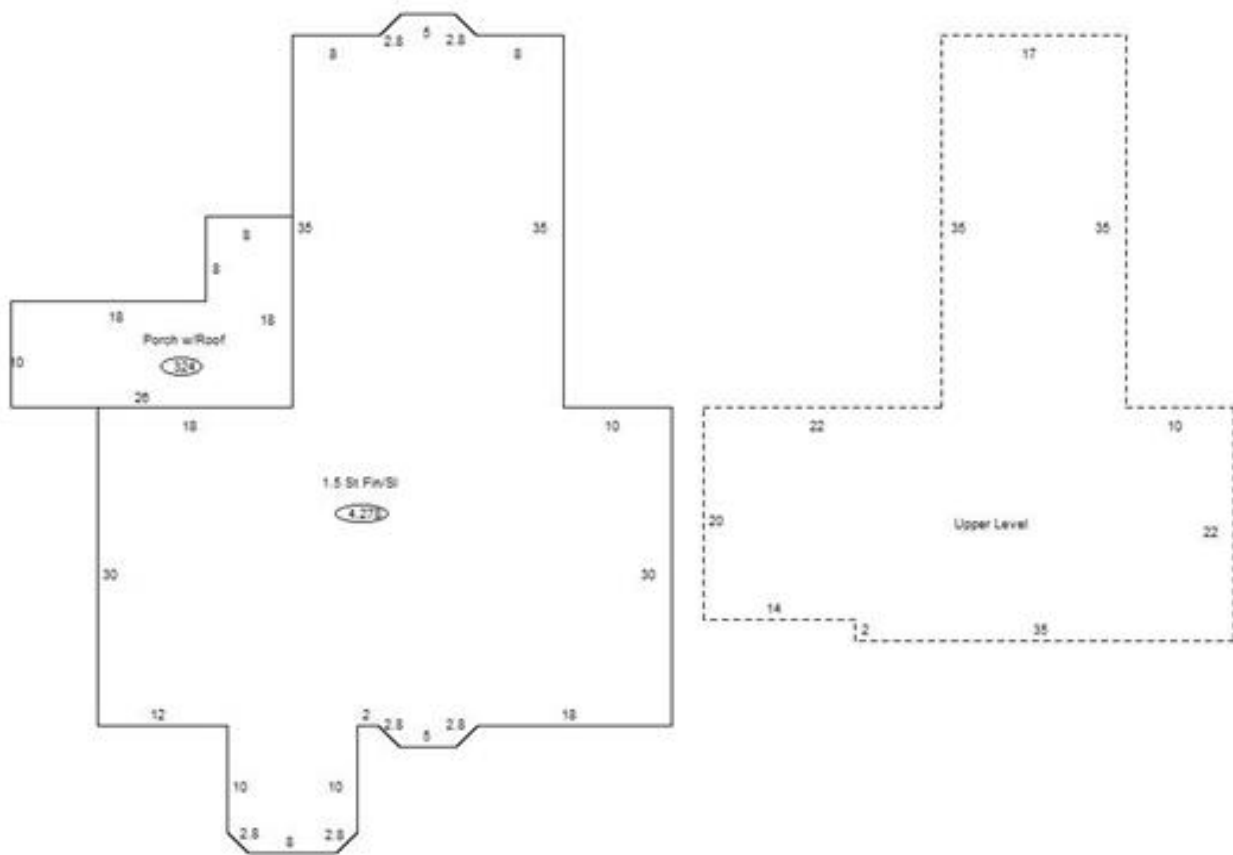


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Sketch Image

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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	2,633	1.625	4,278
2	U	^UL	Overhang	13	Upper Level	1,645	1.000	1,645
3	M	PRCH		13	SLBC	324	1.000	324
Total Building Area						2,633		4,278



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BNGP	Barn - General Purpose	30x60x10	Concrete	Formed Metal	1,800	
	Qual	3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total		RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (24.06 x 1,800)		43,308		43,308	21,221	22,087
	UTIL	SHOP BUILDING	20x40x10	Concrete	Composition Shingle	800	
	Qual	3	Cond 3	Year 1990	Eff Age 27		
	Valuation Summary		Modifier Total		RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (31.86 x 800)		25,488		25,488	14,018	11,470
	LOAF	LOAFING SHED	10x20x8	Dirt	Formed Metal	200	
	Qual	3	Cond 3	Year 1990	Eff Age 27		
	Valuation Summary		Modifier Total		RCN	Depr (71% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 200)		1,364		1,364	968	396
	BNGP	Barn - General Purpose	20x30x10	Dirt	Formed Metal	600	
	Qual	2	Cond 3	Year 1990	Eff Age 27		
	Valuation Summary		Modifier Total		RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (21.04 x 600)		12,624		12,624	6,943	5,681
	GRDT	GARAGE - DETACHED	40x50x10	Concrete	Composition Shingle	2,000	
	Qual	3	Cond 3	Year 1985	Eff Age 31		
	Valuation Summary		Modifier Total		RCN	Depr (58% Phys/ % Func)	RCNLD
	Base Cost (27.24 x 2,000)		54,480		54,480	31,598	22,882