



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 06:45:11  
 Page 1

Assessment Data					Primary Image														
<b>Account</b> 660027988 <b>Parcel ID</b> 23N17E-32-4-00000-000-0000 <b>Cadastral ID</b> 32-23-17-04900 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UA VI Area 2 <b>Tax Area</b> 33 - FOYIL OT/FOYIL FIRE <b>Name ID</b> 323708 KEHLER, JERRY L & MARSHA  PO BOX 230 FOYIL OK 74031-0000  <b>Parcel Location</b> <b>Situs</b> 12804 S 4210 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 30 - Acres <b>Sec/Twn/Rng</b> 32 / 23 / 17 / 4 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S007 - FOYIL SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-11-25\IMG_000! 11/30/2020</p>														
<b>Legal Description</b> Lat/Long: 36.42602398 -95.51064919																			
N2 SE SE & NE SW SE					<b>Building Permits</b> <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>R11</td> <td>R11 CHK FOR MHLL-KEHLER</td> <td>11/2010</td> <td>12/2010</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R11	R11 CHK FOR MHLL-KEHLER	11/2010	12/2010	
Number	Description	Opened	Closed	Amount															
R11	R11 CHK FOR MHLL-KEHLER	11/2010	12/2010																
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	2686/950	KEHLER, JERRY &	01/16/2018	48,500	4										
H	Homestead	No	1,000		2625/258	KEHLER, FRED JR &	04/12/2017	0	4										
PD	Add-Homestead	No	1,000																
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	101.660	<b>Current Tax</b>										
Remove Cap	0		Land Value 4,037	1,926	11%	212	Assessed	3,940	400.54										
Year Frozen	2009		Improvements 105,998	33,890		3,728	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-89.00										
TIF Project ID	0		Total Value 110,035	35,816		3,940	Total Taxable	2,940	312.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660027988	KEHLER, JERRY L & MARSHA			33	97,657	1000	2,825	300.00										
2024	2024-660027988	KEHLER, JERRY L & MARSHA			33	99,990	1000	2,714	296.00										
2023	2023-660027988	KEHLER, JERRY L & MARSHA			33	60,937	1000	2,605	285.00										
2022	2022-660027988	KEHLER, JERRY L & MARSHA			33	50,178	1000	2,501	276.00										
2021	2021-660027988	KEHLER, JERRY L & MARSHA			33	53,139	1000	2,399	259.00										
2020	2020-660027988	KEHLER, JERRY L & MARSHA			70	60,756	1000	2,300	260.00										
2019	2019-660027988	KEHLER, JERRY L & MARSHA			70	59,949	1000	2,204	251.00										
2018	2018-660027988	KEHLER, JERRY L & MARSHA			70	63,370	0	3,111	324.00										
2017	2017-660027988	KEHLER, JERRY &			70	62,499	2000	1,020	140.00										
2016	2016-660027988	KEHLER, FRED JR &			70	54,101	2000	184	54.00										
2015	2015-660027988	KEHLER, FRED JR &			70	52,675	2000	184	53.00										
2014	2014-660027988	KEHLER, FRED JR &			70	52,585	2000	184	53.00										
2013	2013-660027988	KEHLER, FRED JR &			70	51,411	2000	184	51.00										



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 06:45:12  
Page 2

<b>Lot Data</b> - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,164 / 1,164
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1955 / 53

<b>GRM Approach</b>	
GRM Code	
Gross Rent	0.00
Indicated Value	

<b>Multiple Regression</b>	
MRA Code	
Adjusted R	
Indicated Value	

<b>Direct Comparables</b>	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	91.42	Total Misc Impr	+ 6,094
Roofing Adj	+ 4.12	Garage Cost	+
Subfloor Adj	+ 2.35	Total RCN	= 137,044
Heat/Cool Adj	+ 10.30	Depreciation ( 61%)	- 83,597
Plumbing Adj	+ 4.31	Lump Sums	+ 7,156
Basement Adj	+ 0.00	RCNLD	= 60,603
Adj Base Cost	= 112.50	Lot Value	+
Total Area	x 1,164	Indicated Value	= 60,603
Adjusted Cost	= 130,950	Value Per SqFt	52.06

<b>Value Reconciliation</b>			
Selected Approach	Cost Approach		
Improvements	60,603		
Lot Value			
Indicated Value	60,603	52.06	Per SqFt
Agland Value	4,037		
Site Improvements	45,395		
Total Value	110,035	94.53	Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	67591	12x6		72	21.07		1,517
WODC	WOOD DECK - COVERED	67592	18x12		216	33.13		7,156



# Rogers

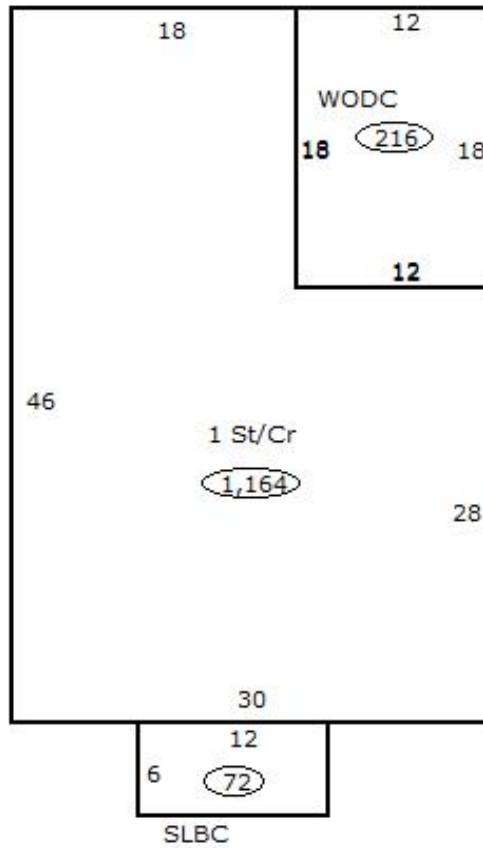
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 06:45:12  
 Page 3

Sketch Image

660027988



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,164	1.000	1,164
2	M	PRCH		13	SLBC	72	1.000	72
3	M	WODC		13	WODC	216	1.000	216
<b>Total Building Area</b>						<b>1,164</b>		<b>1,164</b>



# Rogers





## Assessment Property Record Card for Tax Year 2026

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Date 04/18/2026  
 Time 06:45:12  
 Page 4

660027988

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LOAF	LOAFING SHED	10x20x8	Dirt	Formed Metal	200	
	Qual	3	Cond 3	Year 2016	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (6.82 x 200)		1,364		1,364	505	859
	UTIL	SHOP BUILDING	40x40x10	Concrete	Formed Metal	1,600	
	Qual	3	Cond 3	Year 2016	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (30.33 x 1,600)		48,528		48,528	7,279	41,249
	SHDS	Shed - Small	10x12x8	Concrete	Composition Shingle	120	
	Qual	2	Cond 3	Year 2000	Eff Age 20		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (19.80 x 120)		2,376		2,376	1,402	974
	BNGP	Barn - General Purpose	14x18x8	Dirt	Galvanized Metal	252	
	Qual	3	Cond 3	Year 1990	Eff Age 27		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (20.40 x 252)		5,141		5,141	2,828	2,313



# Rogers

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Date 04/18/2026  
Time 06:45:12  
Page 5

### Agland Inventory

660027988

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HC	HECTOR STONY SANDY LOAM	TMBR	20		0	5.000	36	36	180	180
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47		0	7.000	85	85	592	592
<b>TMBR Totals</b>						12.000			772	772
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51		0	5.000	143	143	714	714
BDC2	BATES-DENNIS SOILS 3-5% S	IMP PST	59		0	9.000	165	165	1,487	1,487
VD	VERDIGRIS SILT LOAM	IMP PST	95		0	4.000	266	266	1,064	1,064
<b>IMP PST Totals</b>						18.000			3,265	3,265
<b>Total Agland</b>						30.000			4,037	4,037