



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:33:54  
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Assessment Data					Primary Image				
Account	660092671				<p>660092671_002.JPG 11/16/2025</p>				
Parcel ID	19N17E-21-1-00000-000-0000								
Cadastral ID	21-19-17-00120								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	2 - INOLA RURAL								
Name ID	323282								
COLES-KEIZER, COLLEEN M TRUST									
34396 S 4220 RD INOLA OK 74036-0000									
Parcel Location									
Situs	34396 S 4220 RD								
Subdivision									
Lot/Block	/	Parcel Size	28.4 - Acres						
Sec/Twn/Rng	21 / 19 / 17 / 1								
Neighborhood	1917 - UNPLATTED								
School District	S005 - INOLA SCHOOLS								
Legal Description Lat/Long: 36.11437968 -95.49823103									
TR DESC 2675-24 AS BEG NW/C S2 NE; N88.2602E 2081.53'; S01 2249E 55.96'; S38.3754E 361.04'; N88.3540E 330'; S01.2425E 447.35'; N88.1745W 586'; N08.1941E 285'; S89.1337W 2092.22'; N01.2626W 449 15' TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
R15	R15-NEW SFR	03/2014	08/2014						
R12	R12-NEW STRUCTURE	07/2011	10/2011						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2675/24	HARMONY TRAINING CENTER, LLC	11/10/2017	120,000	8					
2095/40	D J POSEY LAND, L.L.C.	04/06/2010	260,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	2018	Land Value	5,050	3,169	11%	349	Assessed	72,999 5,844.30	
Year Frozen	2023	Improvements	1,052,527	660,449		72,650	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -80.00	
TIF Project ID	0	Total Value	1,057,577	663,618		72,999	Total Taxable	71,999 5,764.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660092671	COLES-KEIZER, COLLEEN M	2	733,706	1000	71,998	5,764.00		
2024	2024-660092671	COLES-KEIZER, COLLEEN M	2	722,366	1000	71,998	5,789.00		
2023	2023-660092671	COLES-KEIZER, COLLEEN M	2	707,620	1000	71,998	5,799.00		
2022	2022-660092671	COLES-KEIZER, COLLEEN M	2	706,643	1000	69,872	5,667.00		
2021	2021-660092671	COLES-KEIZER, COLLEEN M	2	649,846	1000	67,808	5,433.00		
2020	2020-660092671	COLES-KEIZER, COLLEEN M	2	639,036	1000	65,804	5,316.00		
2019	2019-660092671	COLES-KEIZER, COLLEEN M	2	606,637	1000	63,858	5,276.00		
2018	2018-660092671	COLES-KEIZER, COLLEEN M	2	572,445	0	62,969	5,257.00		
2017	2017-660092671	HARMONY TRAINING CENTER, LLC	2	843,248	0	92,758	7,805.00		
2016	2016-660092671	HARMONY TRAINING CENTER, LLC	2	829,223	0	91,215	7,761.00		
2015	2015-660092671	HARMONY TRAINING CENTER, LLC	2	809,096	0	89,001	7,723.00		
2014	2014-660092671	HARMONY TRAINING CENTER, LLC	2	689,782	0	75,876	6,813.00		
2013	2013-660092671	HARMONY TRAINING CENTER, LLC	2	730,155	0	76,830	6,471.00		



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY FLOOD ZONE	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,400 / 2,400
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,400
Fixture/RghIn	14 /
Bed/F/H Bath	/ 3.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2010 / 12

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	88.33	Total Misc Impr	+ 61,551
Roofing Adj	+ 4.21	Garage Cost	+
Subfloor Adj	+ -2.01	Total RCN	= 328,671
Heat/Cool Adj	+ 12.64	Depreciation ( 12%)	- 39,441
Plumbing Adj	+ 8.13	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 289,230
Adj Base Cost	= 111.30	Lot Value	+
Total Area	x 2,400	Indicated Value	= 289,230
Adjusted Cost	= 267,120	Value Per SqFt	120.51

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	289,230		
Lot Value			
Indicated Value	289,230	120.51	Per SqFt
Agland Value	5,050		
Site Improvements	661,055		
Total Value	955,335	398.06	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	112104	564		564	25.26		14,247
EPSW	Enclosed Porch - Solid Wall	151774	60x12		720	65.70		47,304



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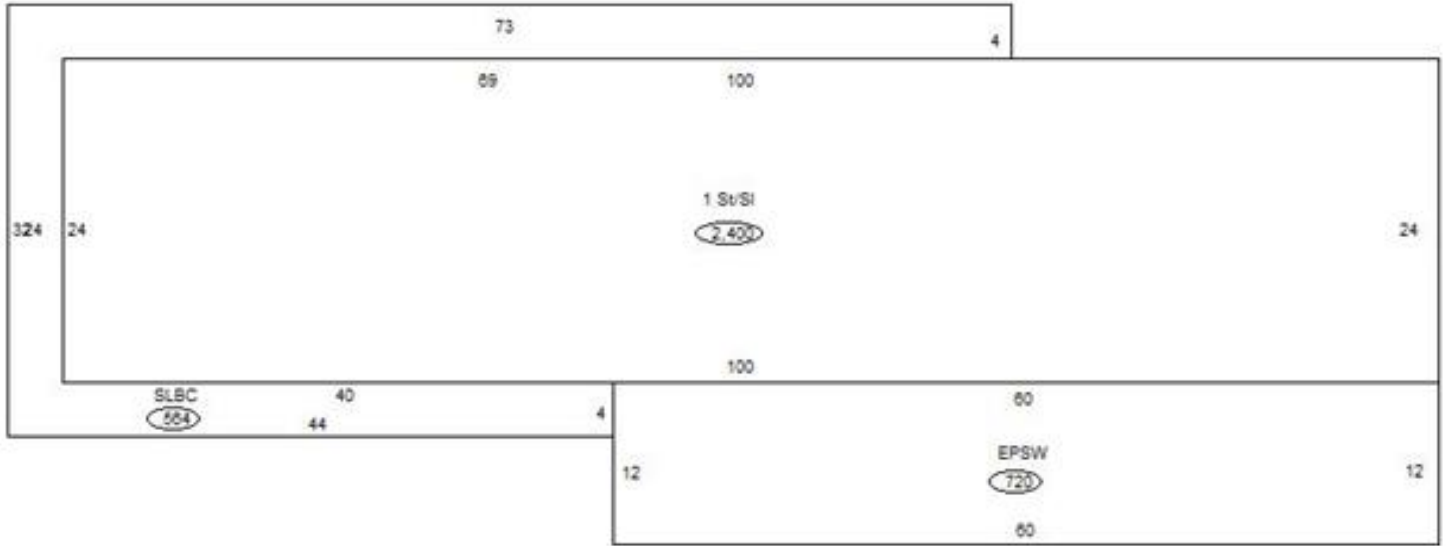
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,400	1.000	2,400
2	M	PRCH		13	SLBC	564	1.000	564
3	M	EPSW		13	EPSW	720	1.000	720
<b>Total Building Area</b>						<b>2,400</b>		<b>2,400</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	LOAFING SHED	48x20x8	Dirt	Formed Metal	960
	Qual	3	Cond 3	Year 2013	Eff Age 10	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (42% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.82 x 960)	6,547		6,547	2,750	3,797
	LOAF	LOAFING SHED	20x12x8	Dirt	Formed Metal	240
	Qual	3	Cond 3	Year 2013	Eff Age 10	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (42% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.82 x 240)	1,637		1,637	688	949
	STS	STABLE (STL FRM)	280x60x12	Dirt		16,800
	Qual	3	Cond 3	Year 2010	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (13.14 x 16,800)	220,752		220,752	66,226	154,526
	STS	STABLE (STL FRM)	280x60x12	Dirt		16,800
	Qual	3	Cond 3	Year 2010	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (13.14 x 16,800)	220,752		220,752	66,226	154,526
	STS	STABLE (STL FRM)	280x60x12	Dirt		16,800
	Qual	3	Cond 3	Year 2010	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (13.14 x 16,800)	220,752		220,752	66,226	154,526
	STS	STABLE (STL FRM)	280x60x12	Dirt		16,800
	Qual	3	Cond 3	Year 2010	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (13.14 x 16,800)	220,752		220,752	66,226	154,526
	UTIL	Utility Building	60x30x10	Concrete	Composition Shingle	1,800
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (28.30 x 1,800)	50,940		50,940	12,735	38,205



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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	FLOOD ZONE	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,152 / 1,152
Style	100% One Story
HVAC	3 Wall Air Conditioners (Count)
Roof Cover	1 Composition Shingle
Area on Slab	1,152
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2011 / 15

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	120,735	104.80	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	89.74	Total Misc Impr	+ 12,544
Roofing Adj	+ 4.07	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 127,802
Heat/Cool Adj	+ 0.00	Depreciation ( 20%)	- 25,560
Plumbing Adj	+ 6.24	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 102,242
Adj Base Cost	= 100.05	Lot Value	+
Total Area	x 1,152	Indicated Value	= 102,242
Adjusted Cost	= 115,258	Value Per SqFt	88.75

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	102,242		
Lot Value			
Indicated Value	102,242	88.75	Per SqFt
Agland Value			
Site Improvements			
Total Value	102,242	88.75	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	112106	640		640	19.60		12,544



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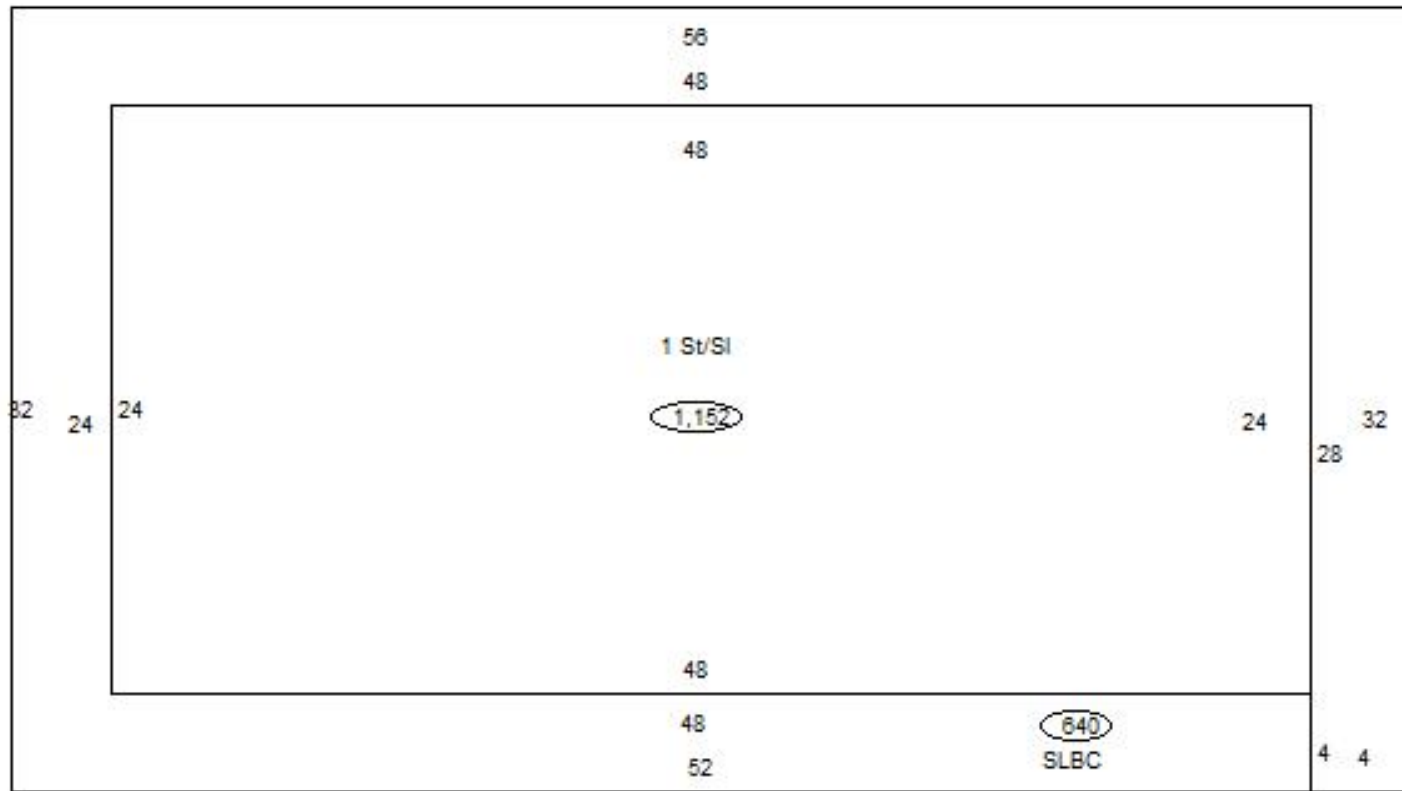
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,152	1.000	1,152
2	M	PRCH		10	SLBC	640	1.000	640
<b>Total Building Area</b>						1,152		1,152



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			10.000	192	192	1,920	1,920
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			8.400	144	144	1,210	1,210
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			10.000	192	192	1,920	1,920
<b>NTV PST Totals</b>						28.400			5,050	5,050
<b>Total Agland</b>						28.400			5,050	5,050