



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 660100118 Parcel ID 22N17E-27-2-00000-000-0099 Cadastral ID 27-22-17-00660 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 313886 KOEHLER PROPERTIES LLC PO BOX 244 CLAREMORE OK 74018-0000 Parcel Location Situs 17003 S 4220 RD Subdivision Lot/Block / Parcel Size 1.66 - Acres Sec/Twn/Rng 27 / 22 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS	<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/23/2020</p>																				
Legal Description Lat/Long: 36.36498337 -95.48870460 TR IN W2 NW NW DESC ON 2608-662 AS BEG NW/C NW; N88.1308E 329.32'; S01.2840E 219.53'; S88.1308W 329.26'; N01.2806W 219.53' TO POB.	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>R19</td> <td>R19- MOTHER N LAW SFR</td> <td>11/2017</td> <td>05/2018</td> <td></td> </tr> <tr> <td>R18</td> <td>R18-SPLIT</td> <td>06/2017</td> <td>11/2017</td> <td></td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	R19	R19- MOTHER N LAW SFR	11/2017	05/2018		R18	R18-SPLIT	06/2017	11/2017						
Number	Description	Opened	Closed	Amount																	
R19	R19- MOTHER N LAW SFR	11/2017	05/2018																		
R18	R18-SPLIT	06/2017	11/2017																		
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption						Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2608/662</td> <td>KOEHLER, CHRIS</td> <td>01/26/2017</td> <td>0</td> <td>4</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	2608/662	KOEHLER, CHRIS	01/26/2017	0	4
Code	Type	Active	Maximum	Exemption																	
Bk/Pg	Grantor	Date	Price	Code																	
2608/662	KOEHLER, CHRIS	01/26/2017	0	4																	

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax
Remove Cap	2017	Land Value	37,170	26,860	11%	2,955	Assessed	20,067	1,972.99
Year Frozen		Improvements	187,854	155,560		17,112	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	225,024	182,420		20,067	Total Taxable	20,067	1,973.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660100118	KOEHLER PROPERTIES LLC	94	233,301	0	19,111	1,879.00	
2024	2024-660100118	KOEHLER PROPERTIES LLC	94	212,987	0	18,201	1,905.00	
2023	2023-660100118	KOEHLER PROPERTIES LLC	94	174,771	0	17,334	1,851.00	
2022	2022-660100118	KOEHLER PROPERTIES LLC	94	176,342	0	16,508	1,779.00	
2021	2021-660100118	KOEHLER PROPERTIES LLC	94	145,700	0	15,722	1,639.00	
2020	2020-660100118	KOEHLER PROPERTIES LLC	94	140,431	0	14,974	1,558.00	
2019	2019-660100118	KOEHLER PROPERTIES LLC	94	129,645	0	14,261	1,462.00	
2018	2018-660100118	KOEHLER PROPERTIES LLC	94	84,411	0	9,017	934.00	
2017	2017-660100118	KOEHLER PROPERTIES LLC	94	12,172	0	1,339	137.00	



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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	1.674		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	72,920.00 x .51 = 37,170		
Factor Value			
Adjustments	1.0000		
Lot Value	37,170		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/23/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,000 / 1,000
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,000
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2017 / 7

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	124,519	124.52	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	94.22	Total Misc Impr	+ 510
Roofing Adj	+ 4.22	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 114,260
Heat/Cool Adj	+ 10.30	Depreciation (8%)	- 9,141
Plumbing Adj	+ 5.01	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 105,119
Adj Base Cost	= 113.75	Lot Value	+ 37,170
Total Area	x 1,000	Indicated Value	= 142,289
Adjusted Cost	= 113,750	Value Per SqFt	142.29

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	105,119		
Lot Value	37,170		
Indicated Value	142,289	142.29	Per SqFt
Agland Value			
Site Improvements			
Total Value	142,289	142.29	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	136069	4x4		16	21.24		340
PRCH	Porch	136070	4x2		8	21.27		170



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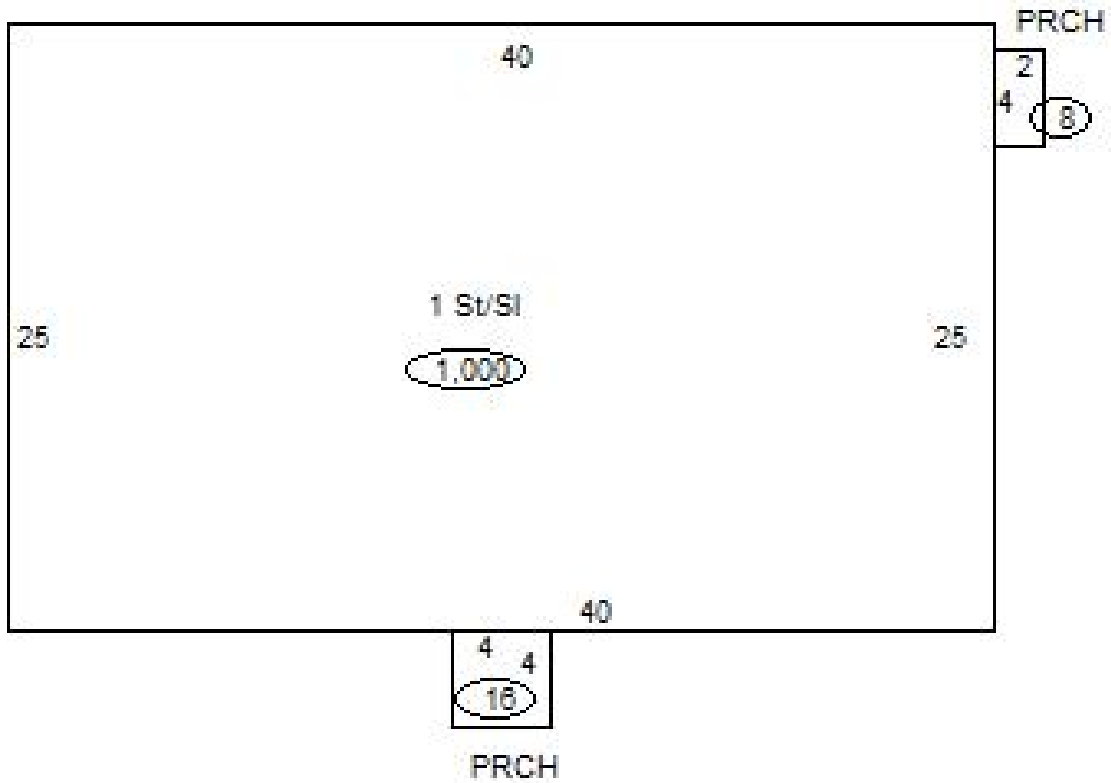
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Sketch Image

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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	1,000	1.000	1,000
2	M	PRCH		13	PRCH	16	1.000	16
3	M	PRCH		13	PRCH	8	1.000	8
Total Building Area						1,000		1,000



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	12x20x8	Gravel	Formed Metal	240
	Qual 3	Cond 3	Year 2024	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.61 x 240)	1,106		1,106	1,106



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	600 / 600
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	600
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2018 / 6

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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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	82,735		
Lot Value			
Indicated Value	82,735	137.89	Per SqFt
Agland Value			
Site Improvements			
Total Value	82,735	137.89	Total Value Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	114.54	Total Misc Impr	+	0	
Roofing Adj	+ 5.28	Garage Cost	+		
Subfloor Adj	+ -1.39	Total RCN	=	79,980	
Heat/Cool Adj	+ 5.57	Depreciation (6%)	-	4,799	
Plumbing Adj	+ 9.30	Lump Sums	+	7,554	
Basement Adj	+ 0.00	RCNLD	=	82,735	
Adj Base Cost	= 133.30	Lot Value	+		
Total Area	x 600	Indicated Value	=	82,735	
Adjusted Cost	= 79,980	Value Per SqFt		137.89	

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	138625	40x6		240	33.13	5%	7,554



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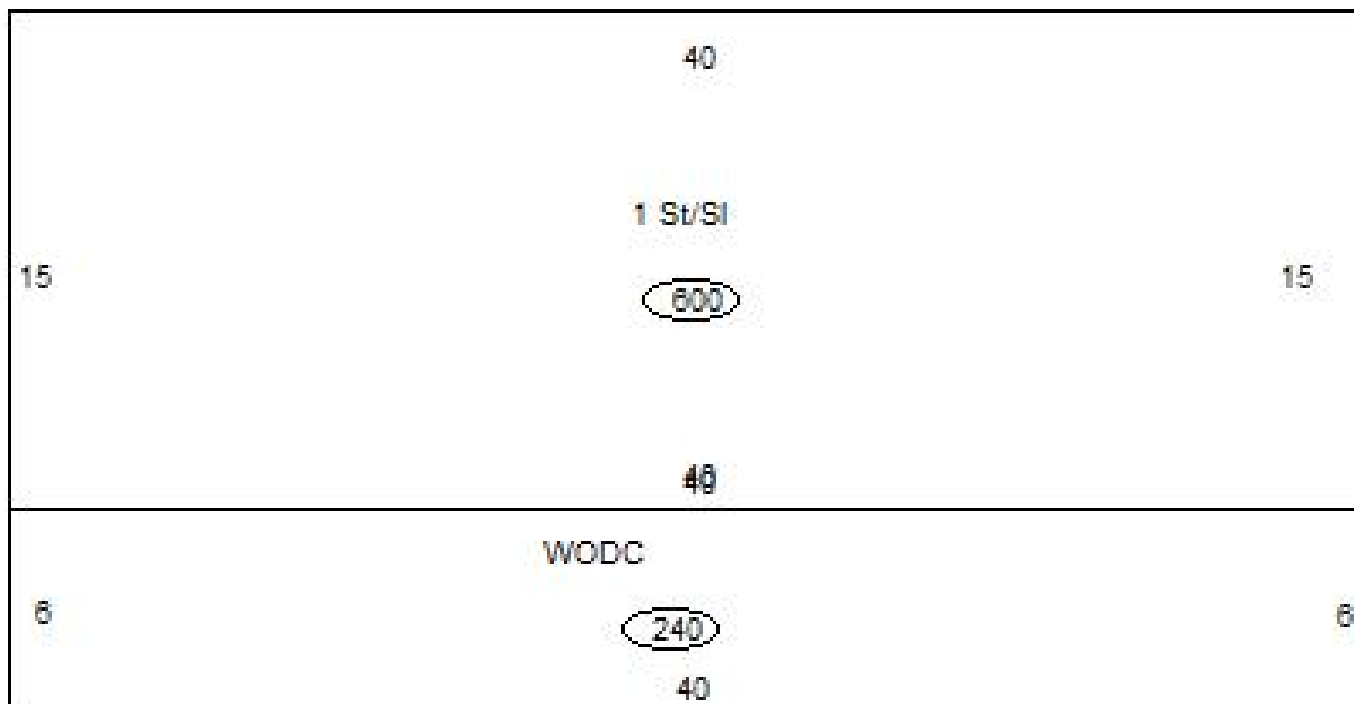
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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	600	1.000	600
2	M	WODC		10	WODC	240	1.000	240
Total Building Area						600		600