



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:28:02  
 Page 1

Assessment Data	Primary Image																				
<b>Account</b> 660100119 <b>Parcel ID</b> 22N17E-27-2-00000-000-0099 <b>Cadastral ID</b> 27-22-17-00670 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 313886 KOEHLER PROPERTIES LLC  PO BOX 244 CLAREMORE OK 74018-0000  <b>Parcel Location</b> <b>Situs</b> 17057 S 4220 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.66 - Acres <b>Sec/Twn/Rng</b> 27 / 22 / 17 / 2 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS	 <p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/23/2020</p>																				
<b>Legal Description</b> Lat/Long: 36.36437878 -95.48869902 TR IN W2 NW NW NW DESC 2608-665 AS COMM NW/C NW; S01.2806E 219.53' TO POB; N88.1308E 329.26'; S01.2840E 219.53'; S88.1308W 329.26'; N01.2806W 219.53' TO POB.	<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>R18</td> <td>R20-SPLIT</td> <td>06/2017</td> <td>04/2019</td> <td></td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	R18	R20-SPLIT	06/2017	04/2019											
Number	Description	Opened	Closed	Amount																	
R18	R20-SPLIT	06/2017	04/2019																		
<b>Exemptions</b> <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						<b>Sale History</b> <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>2608/665</td> <td>KOEHLER, CHRIS</td> <td>01/26/2017</td> <td></td> <td>4</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	2608/665	KOEHLER, CHRIS	01/26/2017		4
Code	Type	Active	Maximum	Exemption																	
Bk/Pg	Grantor	Date	Price	Code																	
2608/665	KOEHLER, CHRIS	01/26/2017		4																	

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax
Remove Cap	2017	Land Value	37,217	26,883	11%	2,957	Assessed	23,888	2,348.67
Year Frozen		Improvements	241,744	190,281		20,931	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	278,961	217,164		23,888	Total Taxable	23,888	2,349.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660100119	KOEHLER PROPERTIES LLC	94	283,722	0	22,750	2,237.00	
2024	2024-660100119	KOEHLER PROPERTIES LLC	94	253,465	0	21,667	2,269.00	
2023	2023-660100119	KOEHLER PROPERTIES LLC	94	213,496	0	20,636	2,203.00	
2022	2022-660100119	KOEHLER PROPERTIES LLC	94	215,558	0	19,653	2,118.00	
2021	2021-660100119	KOEHLER PROPERTIES LLC	94	174,527	0	18,718	1,950.00	
2020	2020-660100119	KOEHLER PROPERTIES LLC	94	168,461	0	17,826	1,855.00	
2019	2019-660100119	KOEHLER PROPERTIES LLC	94	85,207	0	9,175	941.00	
2018	2018-660100119	KOEHLER PROPERTIES LLC	94	15,215	0	1,406	145.00	
2017	2017-660100119	KOEHLER PROPERTIES LLC	94	12,172	0	1,339	137.00	



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:28:02  
Page 2

Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	1.6764		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	73,025.00 x .51 = 37,217		
Factor Value			
Adjustments	1.0000		
Lot Value	37,217		



\\tsclient\T\CASEY\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	1,040 / 1,040
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,040
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2018 / 6

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	130,489 125.47 Per SqFt

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	110,847
Lot Value	37,217
Indicated Value	148,064 142.37 Per SqFt
Agland Value	
Site Improvements	1,798
Total Value	149,862 144.10 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	93.26	Total Misc Impr	+ 849
Roofing Adj	+ 4.19	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 117,922
Heat/Cool Adj	+ 10.30	Depreciation ( 6%)	- 7,075
Plumbing Adj	+ 4.82	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 110,847
Adj Base Cost	= 112.57	Lot Value	+ 37,217
Total Area	x 1,040	Indicated Value	= 148,064
Adjusted Cost	= 117,073	Value Per SqFt	142.37

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	148531	6x4		24	21.22		509
PRCH	Porch	148532	4x4		16	21.24		340



# Rogers

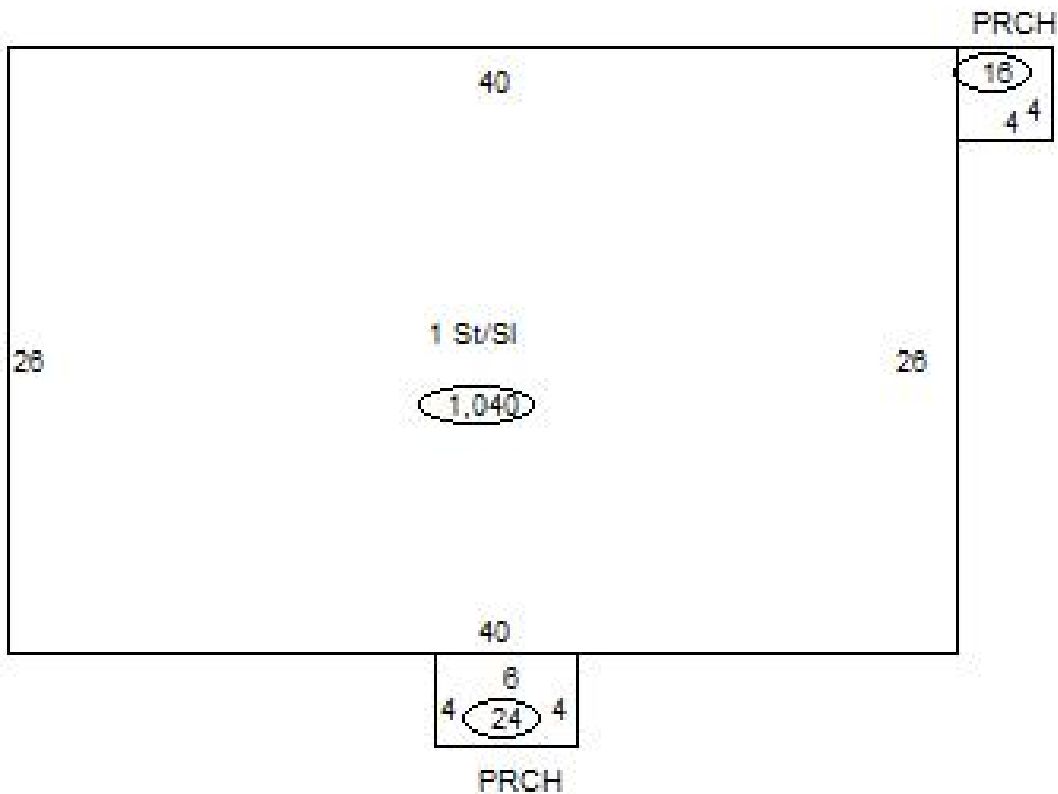
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:28:02  
Page 3

Sketch Image

660100119



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,040	1.000	1,040
2	M	PRCH		13	PRCH	24	1.000	24
3	M	PRCH		13	PRCH	16	1.000	16
<b>Total Building Area</b>						1,040		1,040



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:28:02  
Page 4

660100119

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	18x20x12	Gravel	Formed Metal	360
	Qual 3	Cond 3	Year 2023	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
Base Cost (5.37 x 360)	1,933	1,933	135	1,798



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:28:02  
 Page 5

Lot Data	
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	



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

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, Wood
Base/Total Area	1,040 / 1,040
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,040
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2019 / 5

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	108.57	Total Misc Impr	+	860	
Roofing Adj	+ 5.14	Garage Cost	+		
Subfloor Adj	+ -2.43	Total RCN	=	135,894	
Heat/Cool Adj	+ 12.64	Depreciation ( 5%)	-	6,795	
Plumbing Adj	+ 5.92	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	129,099	
Adj Base Cost	= 129.84	Lot Value	+		
Total Area	x 1,040	Indicated Value	=	129,099	
Adjusted Cost	= 135,034	Value Per SqFt		124.13	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	129,099		
Lot Value			
Indicated Value	129,099	124.13	Per SqFt
Agland Value			
Site Improvements			
Total Value	129,099	124.13	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	140888	4x4		16	26.88		430
PRCH	Porch	140889	4x4		16	26.88		430



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

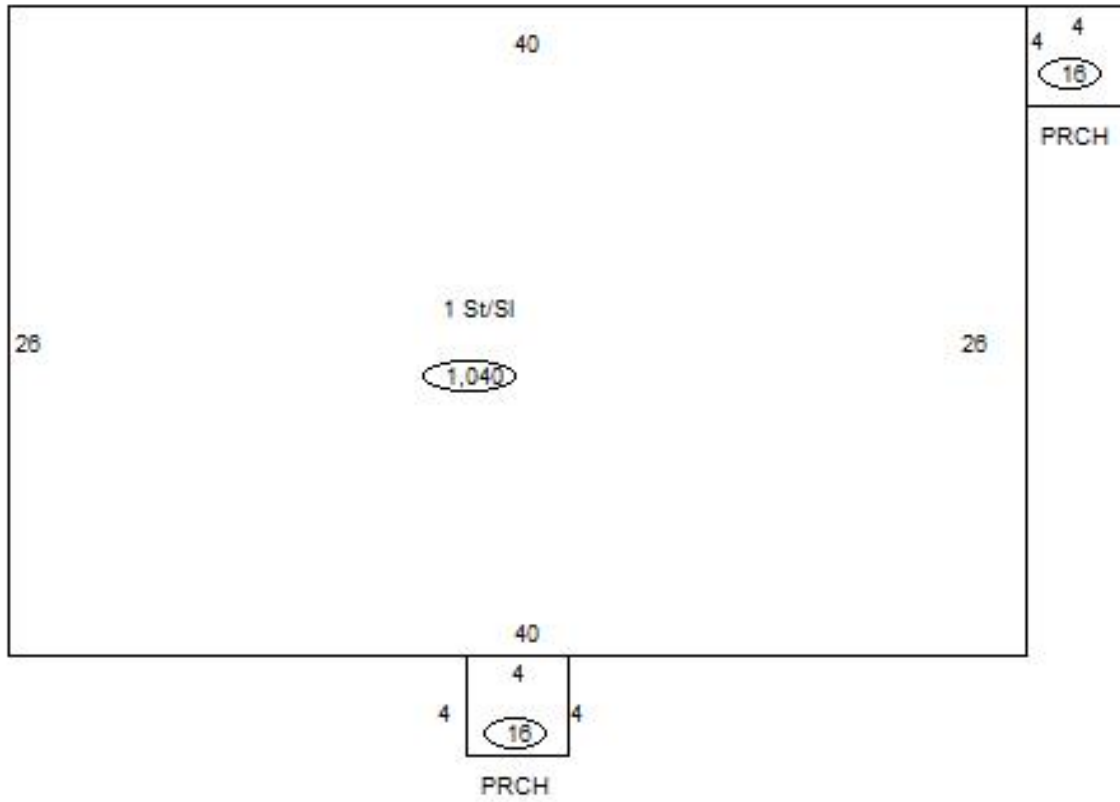
Date 04/18/2026

Time 09:28:02

Page 6

### Sketch Image

660100119



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,040	1.000	1,040
2	M	PRCH		10	PRCH	16	1.000	16
3	M	PRCH		10	PRCH	16	1.000	16
<b>Total Building Area</b>						1,040		1,040



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:28:02  
Page 7

660100119

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120
	Qual 3	Cond 3	Year 2022	Eff Age 3		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (25.97 x 120)	3,116		3,116	3,116