




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																												
<b>Account</b> 660103462 <b>Parcel ID</b> 23N16E-09-1-00000-001-0000 <b>Cadastral ID</b> 09-23-16-00420 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 71 - CHELSEA RURAL/FOYIL FIRE <b>Name ID</b> 329442 COLEMAN, BEN & ANITA TRUST  12731 E COYOTE HILLS RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 12731 E COYOTE HILLS RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 9 / 23 / 16 / 1 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0047 (7).JPG 1/12/2021</p>																																																												
<b>Legal Description</b> Lat/Long: 36.48219665 -95.60142153 TR DESC 2019-015690 AS COMM SW/C SE; N88.2713E 1662.92'; N00 2130E 87.01' TO POB; N00.2130E 349.54'; S88.2713W 662.89'; S32 0246W 76.65'; S32.2643E 182.26'; S73.2225E 216.68'; S67.0342E 172 57'; S84.0556E 109.47'; N85.3832E 84.38'; N63.2150E 77.24' TO POB.																																																																	
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Lot Data		Square-Foot - NBHD 4050 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	4.9061							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY					0		
						0		
Method	Square-Foot							
Base Lot Value	213,710.00 x .25 = 54,147							
Factor Value								
Adjustments	1.0000							
Lot Value	54,147							
Residential Data				\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0047 (7).JPG 1/12/2021				
Type	1 Single Family Residence			<b>GRM Approach</b>				
Condition	4 - Good			GRM Code				
Quality	3.5 - Average			Gross Rent 0.00				
Architecture	TRAD TRADITIONAL			Indicated Value				
Style	100% One Story			<b>Multiple Regression</b>				
Exterior Wall	60% Frame, Siding, Wood 40% Veneer, Masonry			MRA Code 1 Test				
Base/Total Area	2,157 / 2,157			Adusted R 0.8445				
Style	100% One Story			Indicated Value 371,541 172.25 Per SqFt				
HVAC	100% Warmed & Cooled Air			<b>Direct Comparables</b>				
Roof Cover	1 Composition Shingle			Selection Model 1 Res				
Area on Slab	2,157			Adjustment Model A2 AO Test				
Fixture/RghIn	11 /			Comparables				
Bed/F/H Bath	3 / 2.0 /			Indicated Value				
Basement Area				<b>Value Reconciliation</b>				
Garage Type	528 Attached Garage - Finished			Selected Approach Cost Approach				
Remodel				Improvements 302,170				
Year/Eff Age	2003 / 14			Lot Value 54,147				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Indicated Value 356,317 165.19 Per SqFt				
Base Cost	103.88	Total Misc Impr	+ 44,700	Agland Value				
Roofing Adj	+ 5.17	Garage Cost	+ 25,505	Site Improvements 86,788				
Subfloor Adj	+ -3.33	Total RCN	= 346,236	Total Value 443,105 205.43 Total Value Per SqFt				
Heat/Cool Adj	+ 14.18	Depreciation ( 14%)	- 48,473					
Plumbing Adj	+ 8.07	Lump Sums	+ 4,407					
Basement Adj	+ 0.00	RCNLD	= 302,170					
Adj Base Cost	= 127.97	Lot Value	+ 54,147					
Total Area	x 2,157	Indicated Value	= 356,317					
Adjusted Cost	= 276,031	Value Per SqFt	165.19					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	93459	1178		1,178	25.79		30,381
WODO	WOOD DECK - OPEN	93460	17x11		187	25.07	6%	4,407
PATO	SLAB PORCH - OPEN	93461	844		844	9.50		8,018
FPR1	Fireplace - Residential 1 Story		1		1	6,301.04		6,301



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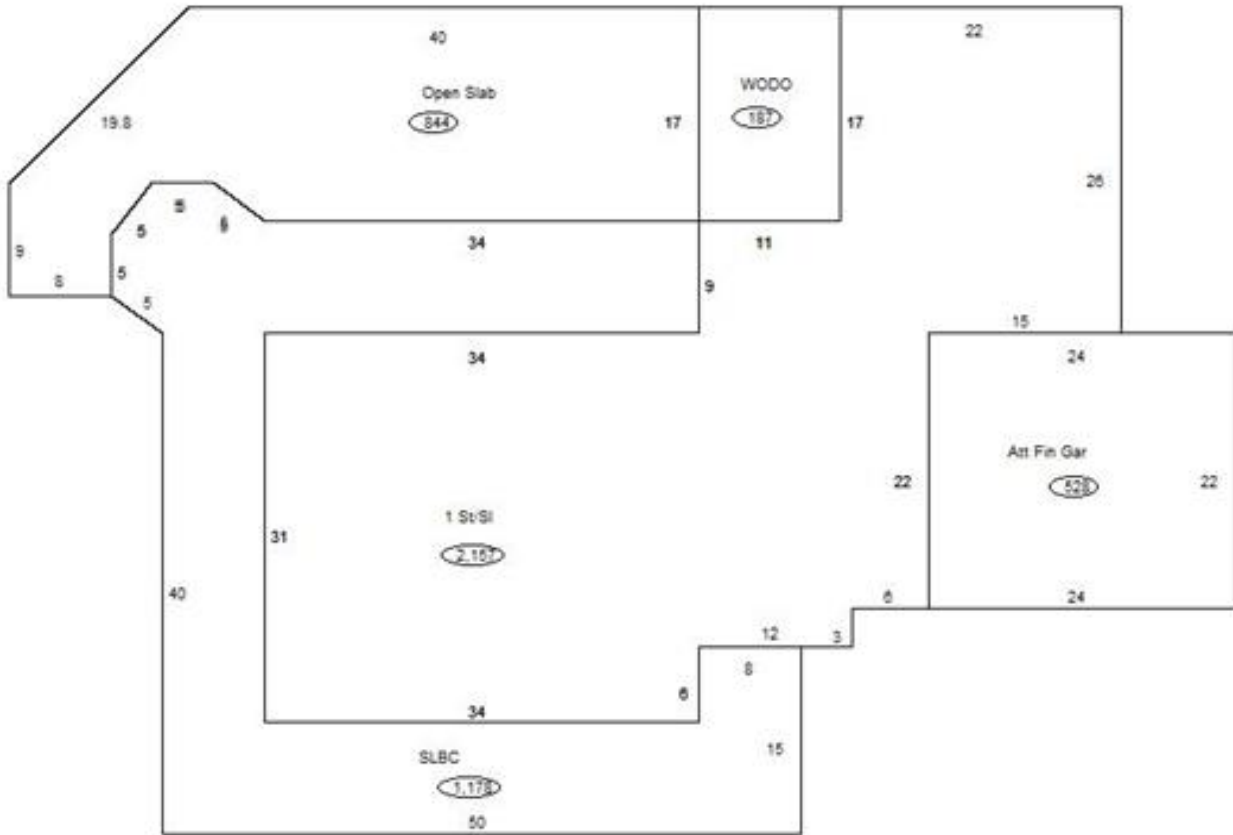
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Sketch Image

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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	2,157	1.000	2,157
2	G	5		13	Att Fin Gar	528	1.000	528
3	M	PRCH		13	SLBC	1,178	1.000	1,178
4	M	WODO		13	WODO	187	1.000	187
5	M	PATO		13	Open Slab	844	1.000	844
<b>Total Building Area</b>						<b>2,157</b>		<b>2,157</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x30x12	Concrete	Formed Metal	1,200
	Qual 3	Cond 3	Year 2021	Eff Age 4		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>
Base Cost (32.88 x 1,200)		39,456		39,456	2,762	36,694
	GRDT	GARAGE - DETACHED	40x30x10	Concrete	Composition Shingle	1,200
	Qual 4	Cond 3	Year 2008	Eff Age 14		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (31% Phys/ % Func)</b>
Base Cost (37.96 x 1,200)		45,552	27,048	72,600	22,506	50,094