



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:15:15
Page 1

| Assessment Data | | | | | Primary Image | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|----------------------------|----------------------------|-----------|-------------|--|---------------|---------------|-----------------|-------------|----------|------------------|--------------|-------------|-------------|--|---------------|------------|--------|----------------|-----------------------|-------------|-----------------|-------------|--------|--------------|------------------------|----------------|-----------------------|---------|---------|------|----------------|----------|-------------|----------------|-----------------------|----|---------|-----------|--------------|----------------|------|----------------|-------------------------|---------|-------|--------|---------------|-----------------|---|----------------|----------------------------|----|-------|-------|---------|-------|-------|------|---|-------------------------|------------|---------|-----|---|----------------------------|------------|-----------|----|
| Account 660104494 Parcel ID 00000-0-0-0000778-001-0009 Cadastral ID 34-21-14-02190 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 340524 COKER, CRAIG & RAMONA 2022 TRUST 1200 ROMANO WAY MODESTO CA 95355-0000 Parcel Location Situs 07506 N 157TH E CT Subdivision STONE CREEK OF OWASSO Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS | | | | | <p>\\tsclient\T\ROB STUFF\2022-11-22\IMG_0013.JPG 11/30/2022</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.26283857 -95.79846239 LOT 9 BLOCK 1 STONE CREEK OF OWASSO | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table> | | | | | Code | Type | Active | Maximum | Exemption | H | Homestead | Yes | 1,000 | 1,000 | 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>R22 433</td> <td>R23 NEW SFR 2537 SQ FT</td> <td>05/2022</td> <td>11/2022</td> <td>139,535</td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | R22 433 | R23 NEW SFR 2537 SQ FT | 05/2022 | 11/2022 | 139,535 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| R22 433 | R23 NEW SFR 2537 SQ FT | 05/2022 | 11/2022 | 139,535 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2023</td> <td>Land Value</td> <td>43,725</td> <td>43,725</td> <td>11%</td> <td>4,810</td> <td>Assessed</td> <td>33,123 3,244.73</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>259,408</td> <td>257,390</td> <td></td> <td>28,313</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000 -98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>303,133</td> <td>301,115</td> <td></td> <td>33,123</td> <td>Total Taxable</td> <td>32,123 3,147.00</td> </tr> </tbody> </table> | | | | | Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 97.960 | Current Tax | Remove Cap | 2023 | Land Value | 43,725 | 43,725 | 11% | 4,810 | Assessed | 33,123 3,244.73 | Year Frozen | | Improvements | 259,408 | 257,390 | | 28,313 | Penalty | 0 | Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 -98.00 | TIF Project ID | 0 | Total Value | 303,133 | 301,115 | | 33,123 | Total Taxable | 32,123 3,147.00 | 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>/</td> <td>SHAW HOMES OKLAHOMA INC</td> <td>12/29/2022</td> <td>334,500</td> <td>YES</td> </tr> <tr> <td>/</td> <td>STONE CREEK PROPERTIES LLC</td> <td>02/14/2022</td> <td>2,842,000</td> <td>WB</td> </tr> </tbody> </table> | | | | | Bk/Pg | Grantor | Date | Price | Code | / | SHAW HOMES OKLAHOMA INC | 12/29/2022 | 334,500 | YES | / | STONE CREEK PROPERTIES LLC | 02/14/2022 | 2,842,000 | WB |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 97.960 | Current Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Remove Cap | 2023 | Land Value | 43,725 | 43,725 | 11% | 4,810 | Assessed | 33,123 3,244.73 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Frozen | | Improvements | 259,408 | 257,390 | | 28,313 | Penalty | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 -98.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | Total Value | 303,133 | 301,115 | | 33,123 | Total Taxable | 32,123 3,147.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| / | SHAW HOMES OKLAHOMA INC | 12/29/2022 | 334,500 | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| / | STONE CREEK PROPERTIES LLC | 02/14/2022 | 2,842,000 | WB | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660104494</td> <td>COKER, CRAIG & RAMONA</td> <td>40</td> <td>292,345</td> <td>1000</td> <td>31,158</td> <td>3,052.00</td> </tr> <tr> <td>2024</td> <td>2024-660104494</td> <td>COKER, RAMONA MARIE &</td> <td>40</td> <td>335,402</td> <td>1000</td> <td>35,894</td> <td>3,448.00</td> </tr> <tr> <td>2023</td> <td>2023-660104494</td> <td>COKER, RAMONA MARIE &</td> <td>40</td> <td>197,408</td> <td>0</td> <td>21,715</td> <td>2,035.00</td> </tr> <tr> <td>2022</td> <td>2022-660104494</td> <td>SHAW HOMES OKLAHOMA INC</td> <td>40</td> <td>6,250</td> <td>0</td> <td>688</td> <td>67.00</td> </tr> <tr> <td>2021</td> <td>2021-660104494</td> <td>STONE CREEK PROPERTIES LLC</td> <td>40</td> <td>6,250</td> <td>0</td> <td>688</td> <td>67.00</td> </tr> </tbody> </table> | | | | | | | | | | Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | 2025 | 2025-660104494 | COKER, CRAIG & RAMONA | 40 | 292,345 | 1000 | 31,158 | 3,052.00 | 2024 | 2024-660104494 | COKER, RAMONA MARIE & | 40 | 335,402 | 1000 | 35,894 | 3,448.00 | 2023 | 2023-660104494 | COKER, RAMONA MARIE & | 40 | 197,408 | 0 | 21,715 | 2,035.00 | 2022 | 2022-660104494 | SHAW HOMES OKLAHOMA INC | 40 | 6,250 | 0 | 688 | 67.00 | 2021 | 2021-660104494 | STONE CREEK PROPERTIES LLC | 40 | 6,250 | 0 | 688 | 67.00 | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2025 | 2025-660104494 | COKER, CRAIG & RAMONA | 40 | 292,345 | 1000 | 31,158 | 3,052.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 | 2024-660104494 | COKER, RAMONA MARIE & | 40 | 335,402 | 1000 | 35,894 | 3,448.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2023 | 2023-660104494 | COKER, RAMONA MARIE & | 40 | 197,408 | 0 | 21,715 | 2,035.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022 | 2022-660104494 | SHAW HOMES OKLAHOMA INC | 40 | 6,250 | 0 | 688 | 67.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021 | 2021-660104494 | STONE CREEK PROPERTIES LLC | 40 | 6,250 | 0 | 688 | 67.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:15:15
 Page 2

| Lot Data | | Square-Foot - NBHD 1059 #1 | |
|-----------------|--------------------------|----------------------------|---|
| Lot Size | 0 | 0 | |
| Lot Count | 1 | | |
| Units Buildable | 1 | | |
| Non-Ag Acres | 0.1894 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | | | 0 |
| | | | 0 |
| Method | Square-Foot | | |
| Base Lot Value | 8,250.00 x 5.30 = 43,725 | | |
| Factor Value | | | |
| Adjustments | 1.0000 | | |
| Lot Value | 43,725 | | |



\\tsclient\T\ROB STUFF\2022-11-22\IMG_0013.JPG 11/30/2022

| Residential Data | |
|------------------|---|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 3 - Average |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 50% Frame, Siding, Wood 50% Veneer, Masonry |
| Base/Total Area | 1,964 / 1,964 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 1,964 |
| Fixture/RghIn | / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | 474 Attached Garage - Finished |
| Remodel | |
| Year/Eff Age | 2022 / 3 |

GRM Approach

| | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

Multiple Regression

| | |
|-----------------|-------------------------|
| MRA Code | 1 Test |
| Adusted R | 0.8445 |
| Indicated Value | 275,262 140.15 Per SqFt |

Direct Comparables

| | |
|------------------|--------------------|
| Selection Model | A Adam Test |
| Adjustment Model | 1 2022 Residential |
| Comparables | 2 |
| Indicated Value | 362,530 Per SqFt |

Value Reconciliation

| | |
|-------------------|-------------------------------------|
| Selected Approach | Cost Approach |
| Improvements | 259,408 |
| Lot Value | 43,725 |
| Indicated Value | 303,133 154.34 Per SqFt |
| Agland Value | |
| Site Improvements | |
| Total Value | 303,133 154.34 Total Value Per SqFt |

| Cost Approach | | Manual : 01/2025 | |
|---------------|-----------|--------------------|-----------|
| Base Cost | 103.77 | Total Misc Impr | + 3,204 |
| Roofing Adj | + 4.72 | Garage Cost | + 19,159 |
| Subfloor Adj | + -2.21 | Total RCN | = 267,431 |
| Heat/Cool Adj | + 12.64 | Depreciation (3%) | - 8,023 |
| Plumbing Adj | + 5.86 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 259,408 |
| Adj Base Cost | = 124.78 | Lot Value | + 43,725 |
| Total Area | x 1,964 | Indicated Value | = 303,133 |
| Adjusted Cost | = 245,068 | Value Per SqFt | 154.34 |

Miscellaneous Improvements

| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
|------|----------------------|-----------|------|------|-------|-----------|------|-------|
| PRCH | Slab Porch - Covered | 155912 | 6x5 | | 30 | 26.84 | | 805 |
| PRCH | Slab Porch - Covered | 155913 | 15x6 | | 90 | 26.65 | | 2,399 |



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

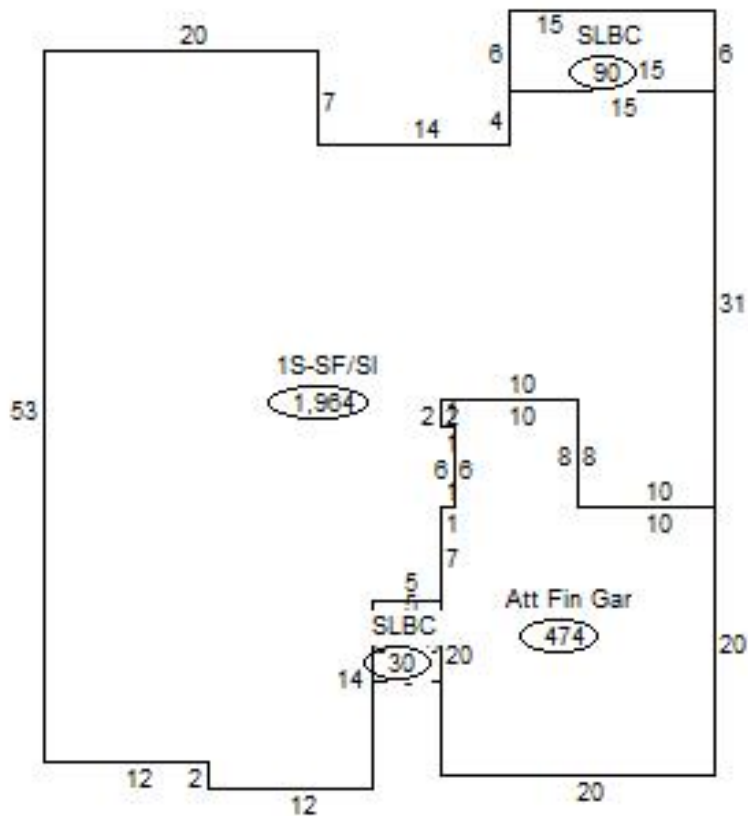
Date 04/18/2026

Time 10:15:15

Page 3

Sketch Image

660104494



Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | R | 1 | Slab | 20 | 1S-SF/SI | 1,964 | 1.000 | 1,964 |
| 2 | G | 5 | | 20 | Att Fin Gar | 474 | 1.000 | 474 |
| 3 | M | PRCH | | 20 | SLBC | 30 | 1.000 | 30 |
| 4 | M | PRCH | | 20 | SLBC | 90 | 1.000 | 90 |
| Total Building Area | | | | | | 1,964 | | 1,964 |