




# 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> 660107227 <b>Parcel ID</b> 24N17E-15-2-00000-002-0000 <b>Cadastral ID</b> 15-24-17-00720 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 14 - CHELSEA RURAL <b>Name ID</b> 339543 COKER, WILLIAM & FEDORKOWICZ, BRIANNA  PO BOX 455 CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 19306 E 310 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 39 - Acres <b>Sec/Twn/Rng</b> 15 / 24 / 17 / 2 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS	 <p>660107227 11/05/24</p> <p>660107227_001.JPG 11/5/2024</p>																				
<b>Legal Description</b> Lat/Long: 36.56636972 -95.48287453 NE NW LESS N 208.71' E 208.71' THEREOF.	<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>R24</td> <td>NEW SFR OBSERVED</td> <td>05/2024</td> <td>11/2024</td> <td></td> </tr> <tr> <td>S22</td> <td>S23 SPLIT</td> <td>09/2022</td> <td>09/2022</td> <td></td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	R24	NEW SFR OBSERVED	05/2024	11/2024		S22	S23 SPLIT	09/2022	09/2022						
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R24	NEW SFR OBSERVED	05/2024	11/2024																		
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<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>/</td> <td>SHOUSE, LOIS RAELENE</td> <td>08/18/2022</td> <td>180,000</td> <td>YES</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	/	SHOUSE, LOIS RAELENE	08/18/2022	180,000	YES
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Bk/Pg	Grantor	Date	Price	Code																	
/	SHOUSE, LOIS RAELENE	08/18/2022	180,000	YES																	

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax
Remove Cap	2023	Land Value	5,499	5,499	11%	605	Assessed	28,296	2,341.49
Year Frozen		Improvements	287,075	251,733		27,691	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	292,574	257,232		28,296	Total Taxable	28,296	2,341.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660107227	COKER, WILLIAM &	14	283,321	0	27,472	2,273.00	
2024	2024-660107227	COKER, WILLIAM &	14	68,188	0	7,501	633.00	
2023	2023-660107227	COKER, WILLIAM &	14	5,686	0	625	53.00	
2022	2022-660107227	COKER, WILLIAM &	14	5,973	0	657	56.00	



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Lot Data	Primary Image
<p>Lot Size</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 0</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Method</p> <p>Base Lot Value</p> <p>Factor Value</p> <p>Adjustments</p> <p>Lot Value</p>	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,620 / 1,620
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,620
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2024 / 2

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	185,820		
Lot Value			
Indicated Value	185,820	114.70	Per SqFt
Agland Value	5,499		
Site Improvements	101,255		
Total Value	292,574	180.60	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	81.21	Total Misc Impr	+	25,555			
Roofing Adj	+ 4.29	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	189,612			
Heat/Cool Adj	+ 10.09	Depreciation ( 2%)	-	3,792			
Plumbing Adj	+ 5.67	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	185,820			
Adj Base Cost	= 101.27	Lot Value	+				
Total Area	x 1,620	Indicated Value	=	185,820			
Adjusted Cost	= 164,057	Value Per SqFt		114.70			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161451	54x10		540	19.51		10,535
PRCH	Porch	161452	54x10		540	19.51		10,535
FPR1	Fireplace - Residential 1 Story			1 2024	1	4,485.02		4,485
SHLT	STORM SHELTER (BG)			1 2024	1	0.00		



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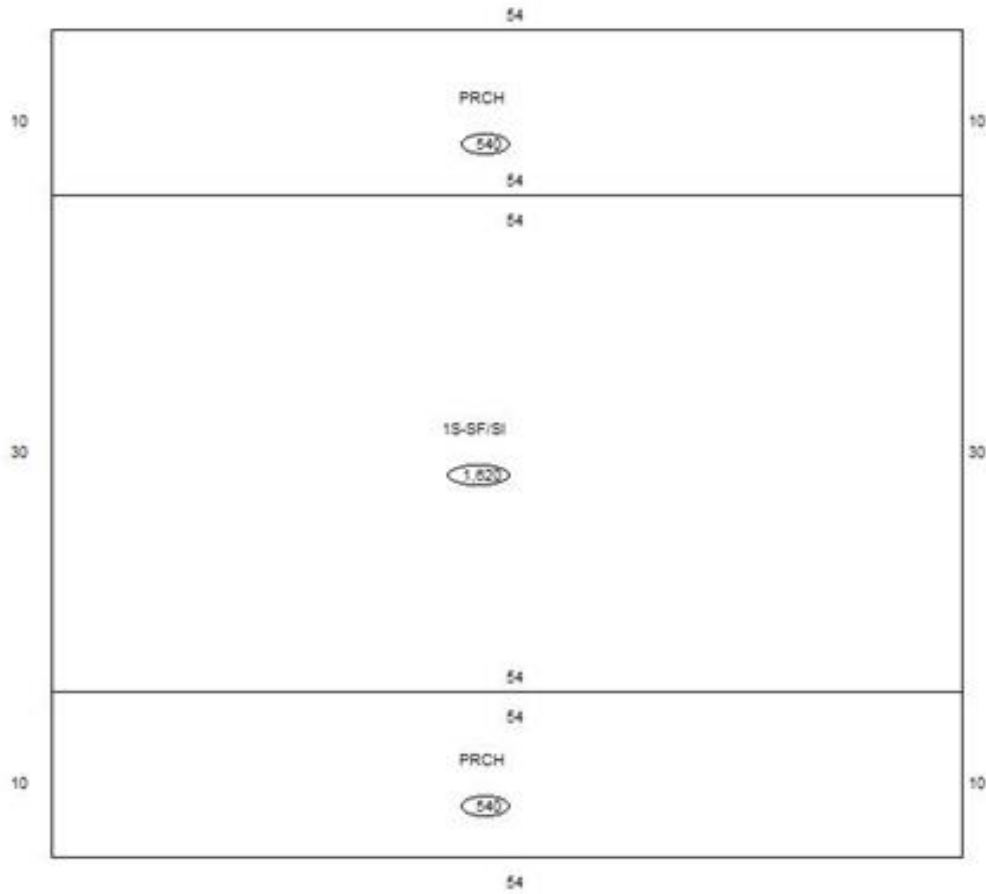
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Sketch Image

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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	1S-SF/Sl	1,620	1.000	1,620
2	M	PRCH		10	PRCH	540	1.000	540
3	M	PRCH		10	PRCH	540	1.000	540
<b>Total Building Area</b>						1,620		1,620



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	38x50x0	Base		1,900
<b>Qual</b>	6	<b>Cond</b> 6	<b>Year</b> 2023	<b>Eff Age</b> 1		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (1% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (43.84 x 1,900)	83,296		83,296	833	82,463

	LNT0	Lean - To	0x12x50	Base		600
<b>Qual</b>	6	<b>Cond</b> 6	<b>Year</b> 2023	<b>Eff Age</b> 1		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (6% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (16.66 x 600)	9,996		9,996	600	9,396

	LNT0	Lean - To	0x12x50	Base		600
<b>Qual</b>	6	<b>Cond</b> 6	<b>Year</b> 2023	<b>Eff Age</b> 1		

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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
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			15.822	108	108	1,709	1,709
SUB	SUMMIT SILTY CLAY LOAM 1-	NTV PST	78			2.370	187	187	444	444
SUC	SUMMIT SILTY CLAY LOAM 3-	NTV PST	67			20.808	161	161	3,346	3,346
<b>NTV PST Totals</b>						<b>39.000</b>			<b>5,499</b>	<b>5,499</b>
<b>Total Agland</b>						<b>39.000</b>			<b>5,499</b>	<b>5,499</b>