



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 11:02:04
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Assessment Data	Primary Image																				
Account 660107624 Parcel ID 23N16E-09-1-00000-001-0004 Cadastral ID 09-23-16-00422 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 340287 STARKEY, ZACHARY HUGH & KATHERINE LYNN 8585 S COYOTE HILLS DR CLAREMORE OK 74017-0000 Parcel Location Situs 08777 S COYOTE HILLS DR Subdivision Lot/Block / Parcel Size 4.57 - Acres Sec/Twn/Rng 9 / 23 / 16 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS	 <p>\\tsclient\T\ROB STUFF\2024-2-2\IMG_0012.JPG 2/2/2024</p>																				
Legal Description Lat/Long: 36.48434296 -95.60005063 TR DESC 2022-018253 AS COMM NE/C SE; S01.1840W 1298.24'; S70 3138W 60.57'; S50.0903W 121.50'; S35.3042W 124.93'; S79.5509W 229 36'; S63.0014W 160.95' TO POB; S49.2740W 175.38'; S72.5556W 236 05'; N58.4411W 218.99'; N51.03816W 165.11'; N58.1636E 630'; N20 5932E 390' 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>S22</td> <td>S23 SPLIT</td> <td>12/2022</td> <td>12/2023</td> <td></td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	S22	S23 SPLIT	12/2022	12/2023											
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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>/</td> <td>STARKEY, JESSIE LLOYD JR &</td> <td>11/02/2022</td> <td>0</td> <td>4</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	/	STARKEY, JESSIE LLOYD JR &	11/02/2022	0	4
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Bk/Pg	Grantor	Date	Price	Code																	
/	STARKEY, JESSIE LLOYD JR &	11/02/2022	0	4																	

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax	
Remove Cap		Land Value	219	219	11%	24	Assessed	25,501	2,441.47
Year Frozen		Improvements	276,346	231,613		25,477	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	276,565	231,832		25,501	Total Taxable	25,501	2,441.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660107624	STARKEY, ZACHARY HUGH & KATHERINE LYNN	71	225,080	0	24,759	2,371.00		
2024	2024-660107624	STARKEY, ZACHARY HUGH & KATHERINE LYNN	71	219	0	24	2.00		
2023	2023-660107624	STARKEY, ZACHARY HUGH & KATHERINE LYNN	71	219	0	24	2.00		



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 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	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,336 / 2,336
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,336
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2023 / 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	

Cost Approach				Manual : 01/2025			
Base Cost	91.61	Total Misc Impr	+ 21,008				
Roofing Adj	+ 5.12	Garage Cost	+ 281,986				
Subfloor Adj	+ -2.21	Total RCN	= 5,640				
Heat/Cool Adj	+ 12.39	Depreciation (2%)	- 0				
Plumbing Adj	+ 4.82	Lump Sums	+ 276,346				
Basement Adj	+ 0.00	RCNLD	= 111.72				
Adj Base Cost	= 111.72	Lot Value	+ 276,346				
Total Area	x 2,336	Indicated Value	= 276,346				
Adjusted Cost	= 260,978	Value Per SqFt	118.30				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	276,346		
Lot Value			
Indicated Value	276,346	118.30	Per SqFt
Agland Value	219		
Site Improvements			
Total Value	276,565	118.39	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Slab Porch - Covered	159444	14x14		196	25.79	5,055
PRCH	Slab Porch - Covered	159445	416		416	25.12	10,450
FPR1	Fireplace - Residential 1 Story			2023	1	5,503.09	5,503



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Agland Inventory

660107624

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
RS	ROUGH STONY LAND	NTV PST	20			4.570	48	48	219	219
NTV PST Totals						4.570			219	219
Total Agland						4.570			219	219