



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
Account 660110652 Parcel ID 000000-00-0-00225-001-0006 Cadastral ID 09-23-16-00651 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 348836 SHEPLEY, PATIENCE & ERWIN, JORDAN 7421 E FORT WORTH ST BROKEN ARROW OK 74014-0000 Parcel Location Situs 08813 S COYOTE HILLS LN Subdivision COYOTE HILLS ESTATES Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 9 / 23 / 16 / 5 Neighborhood 1020 - R-V02-NW CHELSEA School District S003 - CHELSEA SCHOOLS																																																						
Legal Description Lot/Long: 36.48429328 -95.60532577 LOT 6 BLOCK 1 COYOTE HILLS ESTATES																																																						
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Lot Data		Square-Foot - NBHD 1020 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	47,000.00 x .55 = 25,689		
Factor Value			
Adjustments	3.9133		
Lot Value	100,529		



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Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	925 / 1,344
Style	100% 1 1/2 Story Finished
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	925
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1985 / 19

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	126,627	94.22	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	85.64	Total Misc Impr	+ 0
Roofing Adj	+ 3.31	Garage Cost	+ 0
Subfloor Adj	+ -0.84	Total RCN	= 146,052
Heat/Cool Adj	+ 5.57	Depreciation (24%)	- 35,052
Plumbing Adj	+ 14.99	Lump Sums	+ 2,908
Basement Adj	+ 0.00	RCNLD	= 113,908
Adj Base Cost	= 108.67	Lot Value	+ 100,529
Total Area	x 1,344	Indicated Value	= 214,437
Adjusted Cost	= 146,052	Value Per SqFt	159.55

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	113,908		
Lot Value	100,529		
Indicated Value	214,437	159.55	Per SqFt
Agland Value			
Site Improvements	12,564		
Total Value	227,001	168.90	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	23784	605		605	16.02	70%	2,908



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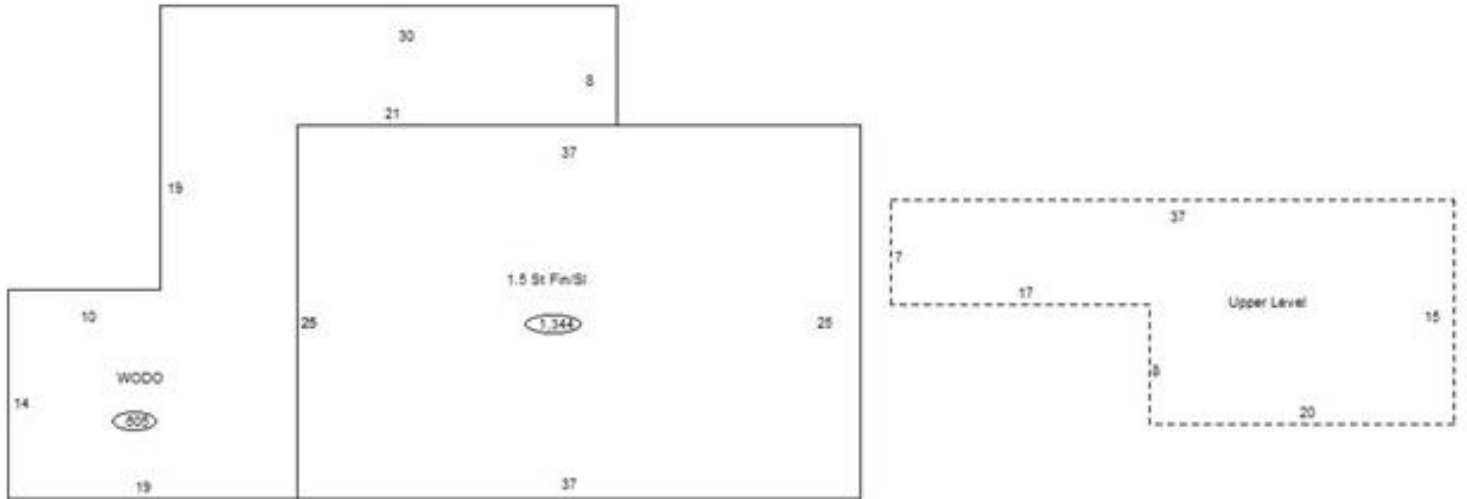
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/Sl	925	1.453	1,344
2	M	WODO		10	WODO	605	1.000	605
3	U	^UL		10	Upper Level	419	1.000	419
Total Building Area						925		1,344



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	20x30x10	Concrete	Formed Metal	600
	Qual 3	Cond 3	Year 2010	Eff Age 12		
		Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (27.92 x 600)	16,752	16,752	4,188	12,564