



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	660000956				No Image On File				
Parcel ID	22N16E-01-4-00000-000-0000								
Cadastral ID	01-22-16-00800								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 1							
Tax Area	70 - FOYIL RURAL/FOYIL FIRE								
Name ID	345284								
HIGHTOR PROPERTIES LLC									
451490 BLUEBIRD LN CLEORA OK 74331-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size 15.09 - Acres							
Sec/Twn/Rng	1 / 22 / 16 / 4								
Neighborhood	6040 - UNPLATTED								
School District	S007 - FOYIL SCHOOLS								
Legal Description Lat/Long: 36.41069205 -95.54660804									
SE SE & E2 SW SE LESS TR DESC 2025-003399 AS COMM SE/C SE; S88.2358W 300' TO POB; N01.3602W 41'; N79.5147E 186.69'; N11 5249W 503.55'; N08.0255W 758.89'; S88.1637W 421.06'; S01.3602E 1317.38'; N88.2358E 411.51' TO POB. LESS TR DESC 2025-006953 AS COMM SW/C SE; N88.2358E 659.73' TO POB; N01.3830W 1319.23';					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	COPPERLINE FARMS LLC	08/02/2024	1,286,500	WG
					1997/92	COPELAND, WILLIAM D TRUST	12/29/2008	600,000	11
					1785/504	POPE, BOBBY G TRUSTEE	06/23/2006	785,000	11
					1785/505	COPELAND, WILLIAM D &	06/23/2006	0	4
					959/85	ROBERTS, JAMES C	06/07/1994	64,000	Yes
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax
Remove Cap	2025	Land Value	2,685	2,531	11%	278	Assessed	278	28.26
Year Frozen	0	Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	2,685	2,531		278	Total Taxable	278	28.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660000956	HIGHTOR PROPERTIES LLC			70	2,458	0	270	28.00
2024	2024-660000956	HIGHTOR PROPERTIES LLC			70	9,675	0	1,064	111.00
2023	2023-660000956	COPPERLINE FARMS LLC			70	9,675	0	1,064	111.00
2022	2022-660000956	COPPERLINE FARMS LLC			70	9,675	0	1,064	111.00
2021	2021-660000956	COPPERLINE FARMS LLC			70	9,842	0	1,046	107.00
2020	2020-660000956	COPPERLINE FARMS LLC			70	9,784	0	1,016	107.00
2019	2019-660000956	COPPERLINE FARMS LLC			70	9,618	0	986	104.00
2018	2018-660000956	COPPERLINE FARMS LLC			70	9,781	0	958	100.00
2017	2017-660000956	COPPERLINE FARMS LLC			70	9,675	0	930	98.00
2016	2016-660000956	COPPERLINE FARMS LLC			70	9,675	0	903	97.00
2015	2015-660000956	COPPERLINE FARMS LLC			70	12,620	0	876	94.00
2014	2014-660000956	COPPERLINE FARMS LLC			70	12,739	0	851	89.00
2013	2013-660000956	COPPERLINE FARMS LLC			70	12,739	0	826	85.00



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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Units-Buildable							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent	0.00			
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model	1 Res			
Year/Eff Age	/			Adjustment Model	A2 AO Test			
Cost Approach		Manual : 01/2025		Comparables				
Base Cost	0.00	Total Misc Impr	+ 0	Indicated Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Value Reconciliation				
Subfloor Adj	+ 0.00	Total RCN	= 0	Selected Approach	Cost Approach			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0	Improvements				
Plumbing Adj	+ 0.00	Lump Sums	+ 0	Lot Value				
Basement Adj	+ 0.00	RCNLD	= 0	Indicated Value	0.00 Per SqFt			
Adj Base Cost	= 0.00	Lot Value	+ 0	Agland Value	2,685			
Total Area	x	Indicated Value	= 0	Site Improvements				
Adjusted Cost	= 0	Value Per SqFt	0.00	Total Value	2,685 0.00 Total Value Per SqFt			
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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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
DNC	DENNIS SILT LOAM 3-5% SLO	NTV PST	69			8.040	166	166	1,331	1,331
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			7.050	192	192	1,354	1,354
NTV PST Totals						15.090			2,685	2,685
Total Agland						15.090			2,685	2,685