



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	660001153								
Parcel ID	20N15E-02-2-00000-000-0000								
Cadastral ID	02-20-15-02710								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 3							
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	267000								
COPELAND, JAMES C & MARIA E									
8338 E 530 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	08338 E 530 RD								
Subdivision									
Lot/Block	/	Parcel Size	2.46 - Acres						
Sec/Twn/Rng	2 / 20 / 15 / 2								
Neighborhood	2015 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.24826843 -95.68440095									
E2 NW 9.81 AC LOT 3; LESS N 463.7' OF W 230.15' THEREOF.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R2015 02 20	R16-NEW 2380 S QFT SFR	02/2015	11/2015	165,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1086/643	SECRETARY OF HOUSING & URBAN C	10/31/1997	0	No					
1066/753	DANIEL, TERRY J	05/28/1997	0	No					
894/154	DEERINWATER, JENNIFER &	09/25/1992	0	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	1998	Land Value	47,707	43,596	11%	4,796	Assessed	34,574 3,600.25	
Year Frozen	0	Improvements	412,056	270,706		29,778	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -87.00	
TIF Project ID	0	Total Value	459,763	314,302		34,574	Total Taxable	33,574 3,513.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660001153	COPELAND, JAMES C & MARIA E	4	368,166	1000	32,566	3,408.00		
2024	2024-660001153	COPELAND, JAMES C & MARIA E	4	389,139	1000	31,588	3,038.00		
2023	2023-660001153	COPELAND, JAMES C & MARIA E	4	336,025	1000	30,639	2,903.00		
2022	2022-660001153	COPELAND, JAMES C & MARIA E	4	326,306	1000	29,718	2,866.00		
2021	2021-660001153	COPELAND, JAMES C & MARIA E	4	281,137	1000	28,823	2,708.00		
2020	2020-660001153	COPELAND, JAMES C & MARIA E	4	276,565	1000	27,955	2,632.00		
2019	2019-660001153	COPELAND, JAMES C & MARIA E	4	259,975	1000	27,111	2,593.00		
2018	2018-660001153	COPELAND, JAMES C & MARIA E	4	261,394	1000	26,293	2,516.00		
2017	2017-660001153	COPELAND, JAMES C & MARIA E	4	259,249	1000	25,498	2,446.00		
2016	2016-660001153	COPELAND, JAMES C & MARIA E	4	252,289	1000	24,727	2,380.00		
2015	2015-660001153	COPELAND, JAMES C & MARIA E	4	31,680	0	1,417	137.00		
2014	2014-660001153	COPELAND, JAMES C & MARIA E	4	31,680	0	1,349	123.00		
2013	2013-660001153	COPELAND, JAMES C & MARIA E	4	31,680	0	1,285	121.00		



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Lot Data		Square-Foot - NBHD 2015 #1
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.4808	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
	FLOOD ZONE	0
Method	Square-Foot	
Base Lot Value	108,062.00 x .44 =	47,707
Factor Value		
Adjustments	1.0000	
Lot Value		47,707



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	2,430 / 2,430
Style	100% One Story
HVAC	100% Warmed & Cooled Air % Radiators
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	762 Attached Garage - Finished
Remodel	
Year/Eff Age	2015 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	349,368	143.77	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	107.87	Total Misc Impr	+	13,978			
Roofing Adj	+ 5.19	Garage Cost	+	35,540			
Subfloor Adj	+ 0.00	Total RCN	=	430,615			
Heat/Cool Adj	+ 34.56	Depreciation (8%)	-	34,449			
Plumbing Adj	+ 9.21	Lump Sums	+	14,684			
Basement Adj	+ 0.00	RCNLD	=	410,850			
Adj Base Cost	= 156.83	Lot Value	+	47,707			
Total Area	x 2,430	Indicated Value	=	458,557			
Adjusted Cost	= 381,097	Value Per SqFt		188.71			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	410,850		
Lot Value	47,707		
Indicated Value	458,557	188.71	Per SqFt
Agland Value			
Site Improvements	1,206		
Total Value	459,763	189.20	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
WODC	Wood Deck - Covered	124913		268	268	36.67		9,828
WODO	Wood Deck - Open	124914		32x6	192	25.29		4,856
PRCH	Porch	124915		33x8	264	28.59		7,548



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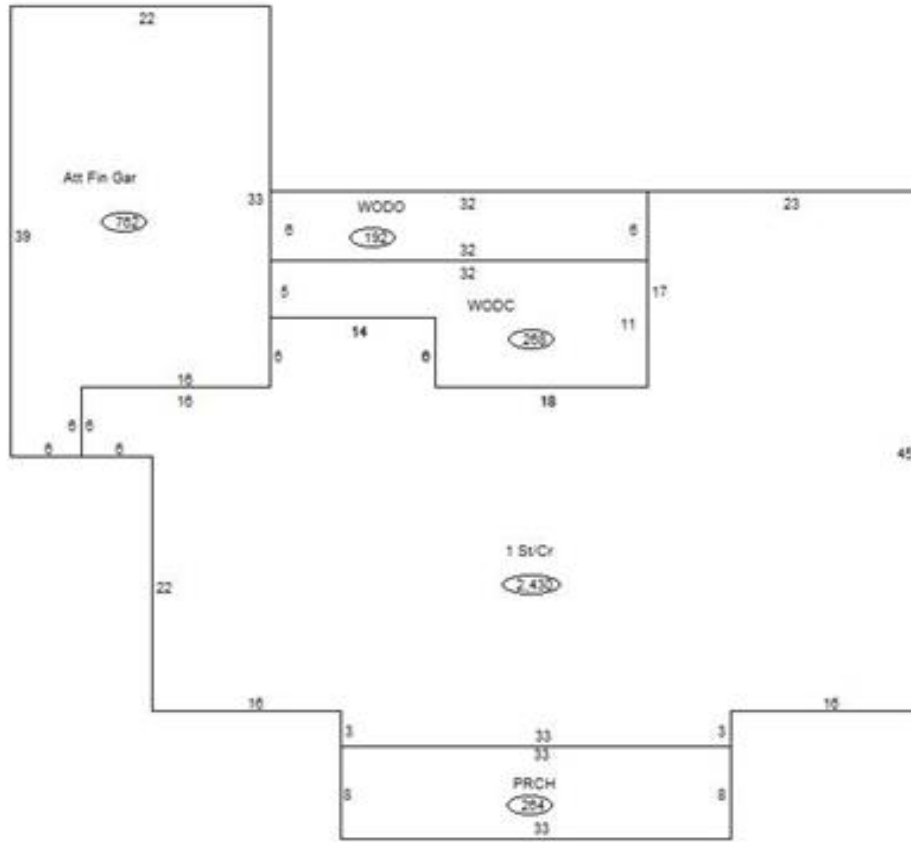
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,430	1.000	2,430
2	G	5		13	Att Fin Gar	762	1.000	762
3	M	WODC		13	WODC	268	1.000	268
4	M	WODO		13	WODO	192	1.000	192
5	M	PRCH		13	PRCH	264	1.000	264
Total Building Area						2,430		2,430



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x6	Dirt		80
	Qual 3	Cond 2.5	Year 2017	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD	
Base Cost (23.93 x 80)	1,914		1,914	708	1,206