



# 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	660003107													
Parcel ID	000000-00-0-10435-003-0006													
Cadastral ID	04-21-16-02890													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	322999													
COPP'S ENTERPRISES INC														
20085 S 4120 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	01402 N CHOCTAW PL													
Subdivision	STONEGATE													
Lot/Block	0006 / 0003	Parcel Size	1 - Lots											
Sec/Twn/Rng	4 / 21 / 16 / 5													
Neighborhood	1172 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.32205102 -95.60124906														
Building Permits														
LOT 6 BLOCK 3 STONEGATE														
<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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					2672/494	CARLE, SHIRLEY A	10/30/2017	109,000	19					
					1392/95	CARLE, JOHN R &	07/18/2002	0	11					
					1391/722	LEACH, JOHNNIE A TRUSTEE	07/17/2002	92,000	7					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax					
Remove Cap	2018	Land Value	60,425	41,596	11%	4,576	Assessed	16,235	1,500.60					
Year Frozen	0	Improvements	123,744	105,995		11,659	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	184,169	147,591		16,235	Total Taxable	16,235	1,501.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660003107	COPP'S ENTERPRISES INC			17	180,099	0	15,462	1,429.00					
2024	2024-660003107	COPP'S ENTERPRISES INC			17	183,607	0	14,726	1,361.00					
2023	2023-660003107	COPP'S ENTERPRISES INC			17	138,505	0	14,025	1,285.00					
2022	2022-660003107	COPP'S ENTERPRISES INC			17	121,425	0	13,357	1,236.00					
2021	2021-660003107	COPP'S ENTERPRISES INC			17	125,551	0	13,811	1,220.00					
2020	2020-660003107	COPP'S ENTERPRISES INC			17	125,400	0	13,794	1,263.00					
2019	2019-660003107	COPP'S ENTERPRISES INC			17	119,898	0	13,189	1,222.00					
2018	2018-660003107	COPP'S ENTERPRISES INC			17	127,164	0	13,988	1,292.00					
2017	2017-660003107	CARLE, SHIRLEY A			17	140,183	0	15,420	1,416.00					
2016	2016-660003107	CARLE, SHIRLEY A			17	136,868	0	15,055	1,413.00					
2015	2015-660003107	CARLE, SHIRLEY A			17	135,848	0	14,943	1,348.00					
2014	2014-660003107	CARLE, SHIRLEY A			17	138,331	0	14,239	1,320.00					
2013	2013-660003107	CARLE, SHIRLEY A			17	133,679	0	13,562	1,241.00					



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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	15750	
Non-Ag Acres	0.2694	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	11,733.00 x 5.15 = 60,425	
Factor Value		
Adjustments	1.0000	
Lot Value	60,425	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,735 / 1,735
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1970 / 42



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	165,426	95.35	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	207,730		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.77	Total Misc Impr	+	14,559			
Roofing Adj	+ 4.39	Garage Cost	+	12,931			
Subfloor Adj	+ 1.15	Total RCN	=	247,488			
Heat/Cool Adj	+ 11.47	Depreciation ( 50%)	-	123,744			
Plumbing Adj	+ 6.02	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	123,744			
Adj Base Cost	= 126.80	Lot Value	+	60,425			
Total Area	x 1,735	Indicated Value	=	184,169			
Adjusted Cost	= 219,998	Value Per SqFt		106.15			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	123,744		
Lot Value	60,425		
Indicated Value	184,169	106.15	Per SqFt
Agland Value			
Site Improvements			
Total Value	184,169	106.15	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	7875	19x8		152	23.75		3,610
PRCH	SLAB PORCH - COVERED	7876	250		250	23.41		5,853



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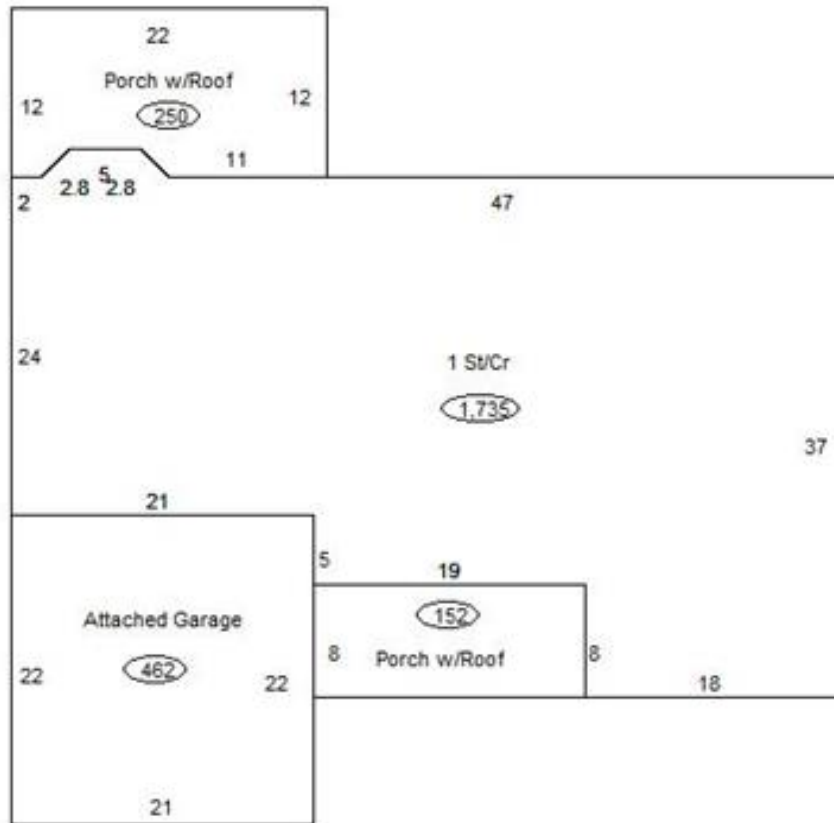
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Sketch Image

660003107



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,735	1.000	1,735
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	152	1.000	152
4	M	PRCH		13	SLBC	250	1.000	250
<b>Total Building Area</b>						<b>1,735</b>		<b>1,735</b>