



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 12:09:29  
Page 1

Assessment Data					Primary Image																								
Account	660004284				No Image On File																								
Parcel ID	000000-00-0-10520-002-0006																												
Cadastral ID	05-21-16-08350																												
Property Type	REAL - Real Property																												
Property Class	URP	VI Area	1																										
Tax Area	17 - CLAREMORE OT																												
Name ID	317981																												
COOPER PROPERTIES LLC																													
2008 VALLEY VIEW DR CLAREMORE OK 74017-0000																													
<b>Parcel Location</b>																													
<b>Situs</b>																													
Subdivision	WILL ROGERS HGTS III																												
Lot/Block	0006 / 0002	Parcel Size	1 - Lots																										
Sec/Twn/Rng	5 / 21 / 16 / 5																												
Neighborhood	1183 - R-V01-SW CLAREMORE																												
School District	S001 - CLAREMORE SCHOOLS																												
<b>Legal Description</b> Lat/Long: 36.32686270 -95.63058504																													
<b>Building Permits</b>																													
LOT 6 BLOCK 2 WILL ROGERS HGTS III																													
<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																				
Number	Description	Opened	Closed	Amount																									
<b>Exemptions</b>																													
<b>Sale History</b>																													
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																				
					2540/304	COOPER, JAMES C TRUST	04/05/2016	0	WB																				
					2474/243	COOPER, JAMES C	04/16/2015	0	4																				
					2120/882	COOPER, JAMES C	08/11/2010	0	4																				
					1451/343	ROGERS DEVELOPMENT CO	02/18/2003	0	5																				
<b>Parcel Valuation</b>																													
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																					
Remove Cap	0	Land Value	82,885	24,309	11%	2,674	Assessed	2,674	247.16																				
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	82,885	24,309	2,674	Total Taxable	2,674	247.00																					
<b>Assessment History</b>																													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																						
2025	2025-660004284	COOPER PROPERTIES LLC	17	82,885	0	2,547	235.00																						
2024	2024-660004284	COOPER PROPERTIES LLC	17	97,258	0	2,426	224.00																						
2023	2023-660004284	COOPER PROPERTIES LLC	17	31,500	0	2,310	212.00																						
2022	2022-660004284	COOPER PROPERTIES LLC	17	20,000	0	2,200	204.00																						
2021	2021-660004284	COOPER PROPERTIES LLC	17	20,000	0	2,183	193.00																						
2020	2020-660004284	COOPER PROPERTIES LLC	17	20,000	0	2,079	190.00																						
2019	2019-660004284	COOPER PROPERTIES LLC	17	18,000	0	1,980	183.00																						
2018	2018-660004284	COOPER PROPERTIES LLC	17	18,000	0	1,980	183.00																						
2017	2017-660004284	COOPER PROPERTIES LLC	17	18,000	0	1,980	182.00																						
2016	2016-660004284	COOPER PROPERTIES LLC	17	18,000	0	1,980	186.00																						
2015	2015-660004284	COOPER, JAMES C TRUST	17	18,000	0	1,980	179.00																						
2014	2014-660004284	COOPER, JAMES C	17	18,000	0	1,980	184.00																						
2013	2013-660004284	COOPER, JAMES C	17	18,000	0	1,980	181.00																						



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 12:09:30  
 Page 2

Lot Data		Square-Foot - NBHD 1183 #1		Primary Image				
Lot Size								
Lot Count	1							
Units Buildable	18126							
Non-Ag Acres	0.5229							
Topography								
Street Access								
Utilities								
Amenities	LOT SIZE ADJUSTMENT	0						
		0						
Method	Square-Foot							
Base Lot Value	22,777.00 x 3.64 = 82,885							
Factor Value								
Adjustments	1.0000							
Lot Value	82,885							
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			<b>GRM Approach</b>				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				<b>Multiple Regression</b>				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				<b>Direct Comparables</b>				
Remodel				Selection Model A Adam Test				
Year/Eff Age	/			Adjustment Model 1 2022 Residential				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 82,885					
Total Area	x	Indicated Value	= 82,885					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				<b>Value Reconciliation</b>				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 82,885				
				Indicated Value 82,885 0.00 Per SqFt				
				Agland Value				
				Site Improvements				
				Total Value 82,885 0.00 Total Value Per SqFt				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value