



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	660004405				No Image On File				
Parcel ID	21N16E-05-2-00000-000-0000								
Cadastral ID	05-21-16-13400								
Property Type	REAL - Real Property								
Property Class	UA	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	317981								
COOPER PROPERTIES LLC									
2008 VALLEY VIEW DR CLAREMORE OK 74017-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	25.46 - Acres						
Sec/Twn/Rng	5 / 21 / 16 / 2								
Neighborhood	2116 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.32977675 -95.62900804									
PT NW SW & S2 NW, BEG: 1130' W OF NE/C SE NW; S 565'; S 15-23 -33 W 729.72' TO PT ON W/L SE NW; S 50' TO S/L SD SE NW; CON S 435 49'; W 177.46', N 10.96' W 284'; N 54-49-47 W 164.60'; N 28-51-16 W 280'; N 07-44-59 W 254.59'; N 41-42 E 552.50'; N 57-00' E 240'; N 14-00 E 175 DUE N 155'; E 287.82' TO POB					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
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
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	0	Land Value	2,868	2,868	11%	315	Assessed	315	29.12
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	2,868	2,868	315	Total Taxable	315	29.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660004405	COOPER PROPERTIES LLC	17	2,868	0	315	29.00		
2024	2024-660004405	COOPER PROPERTIES LLC	17	2,868	0	315	29.00		
2023	2023-660004405	COOPER PROPERTIES LLC	17	2,868	0	315	29.00		
2022	2022-660004405	COOPER PROPERTIES LLC	17	2,868	0	315	29.00		
2021	2021-660004405	COOPER PROPERTIES LLC	17	2,868	0	315	28.00		
2020	2020-660004405	COOPER PROPERTIES LLC	17	2,868	0	315	29.00		
2019	2019-660004405	COOPER PROPERTIES LLC	17	2,868	0	315	29.00		
2018	2018-660004405	COOPER PROPERTIES LLC	17	2,870	0	316	29.00		
2017	2017-660004405	COOPER PROPERTIES LLC	17	2,868	0	315	29.00		
2016	2016-660004405	COOPER PROPERTIES LLC	17	2,868	0	315	30.00		
2015	2015-660004405	COOPER, JAMES C TRUST	17	2,868	0	315	28.00		
2014	2014-660004405	COOPER, JAMES C	17	2,870	0	316	29.00		
2013	2013-660004405	COOPER, JAMES C	17	2,870	0	316	29.00		



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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	A Adam Test			
Year/Eff Age	/			Adjustment Model	NewTest			
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	2,868			
Total Area	x	Indicated Value	= 0	Site Improvements				
Adjusted Cost	= 0	Value Per SqFt	0.00	Total Value	2,868 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

660004405

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CO	COLLINSVILLE STONY LOAM	NTV PST	22		0	12.000	53	53	634	634
DNC	DENNIS SILT LOAM 3-5% SLO	NTV PST	69		166	13.460	166	166	2,234	2,234
NTV PST Totals						25.460			2,868	2,868
Total Agland						25.460			2,868	2,868