



# 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	660016223									
Parcel ID	000000-00-0-10465-002-0001									
Cadastral ID	17-21-16-02750									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	275076									
KOPPENHAVER, RANDY W & CARLA										
129 SE 608 LANE LOCUST GROVE OK 74352-0000										
Parcel Location										
Situs	01122 OAK LN									
Subdivision	WALNUT PARK III									
Lot/Block	0001 / 0002	Parcel Size	1 - Lots							
Sec/Twn/Rng	17 / 21 / 16 / 5									
Neighborhood	1161 - R-V01-SW CLAREMORE									
School District	S001 - CLAREMORE SCHOOLS									
Legal Description Lat/Long: 36.29806601 -95.62009066				Building Permits						
LOT 1 BLOCK 2 WALNUT PARK III				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					1244/342	PASHLEY, NEALE C	08/23/2000	85,000	Yes	
					1195/240	NEEL, DONETTA L	10/01/1999	77,000	No	
					1069/888	BASLER, J D & ASSOCIATES--INC	06/19/1997	55,000	No	
					909/713	FIRST FEDERAL SAVINGS	03/25/1993	367,500	No	
					822/64			0	No	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2001	Land Value	46,459	19,802	11%	2,178	Assessed	15,659	1,447.36	
Year Frozen	0	Improvements	133,619	122,552		13,481	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	180,078	142,354		15,659	Total Taxable	15,659	1,447.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660016223	KOPPENHAVER, RANDY W & CARLA			17	176,680	0	14,913	1,378.00	
2024	2024-660016223	KOPPENHAVER, RANDY W & CARLA			17	176,309	0	14,203	1,313.00	
2023	2023-660016223	KOPPENHAVER, RANDY W & CARLA			17	144,104	0	13,527	1,239.00	
2022	2022-660016223	KOPPENHAVER, RANDY W & CARLA			17	123,607	0	12,883	1,193.00	
2021	2021-660016223	KOPPENHAVER, RANDY W & CARLA			17	111,540	0	12,269	1,083.00	
2020	2020-660016223	KOPPENHAVER, RANDY W & CARLA			17	109,601	0	12,056	1,104.00	
2019	2019-660016223	KOPPENHAVER, RANDY W & CARLA			17	104,960	0	11,546	1,069.00	
2018	2018-660016223	KOPPENHAVER, RANDY W & CARLA			17	109,086	0	11,999	1,109.00	
2017	2017-660016223	KOPPENHAVER, RANDY W & CARLA			17	108,171	0	11,899	1,093.00	
2016	2016-660016223	KOPPENHAVER, RANDY W & CARLA			17	105,150	0	11,567	1,086.00	
2015	2015-660016223	KOPPENHAVER, RANDY W & CARLA			17	102,583	0	11,284	1,018.00	
2014	2014-660016223	KOPPENHAVER, RANDY W & CARLA			17	103,421	0	10,927	1,013.00	
2013	2013-660016223	KOPPENHAVER, RANDY W & CARLA			17	96,951	0	10,407	952.00	



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Lot Data		Square-Foot - NBHD 1161 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.1939		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	8,447.00 x 5.50 = 46,459		
Factor Value			
Adjustments	1.0000		
Lot Value	46,459		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-30\IMG\_005! 8/30/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,460 / 1,460
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,460
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2003 / 17

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	159,713	109.39	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	87.79	Total Misc Impr	+	1,994	
Roofing Adj	+ 3.93	Garage Cost	+	9,944	
Subfloor Adj	+ 0.00	Total RCN	=	173,531	
Heat/Cool Adj	+ 10.30	Depreciation ( 23%)	-	39,912	
Plumbing Adj	+ 8.66	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	133,619	
Adj Base Cost	= 110.68	Lot Value	+	46,459	
Total Area	x 1,460	Indicated Value	=	180,078	
Adjusted Cost	= 161,593	Value Per SqFt		123.34	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	133,619		
Lot Value	46,459		
Indicated Value	180,078	123.34	Per SqFt
Agland Value			
Site Improvements			
Total Value	180,078	123.34	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	39125	19x5		95	20.99	1,994



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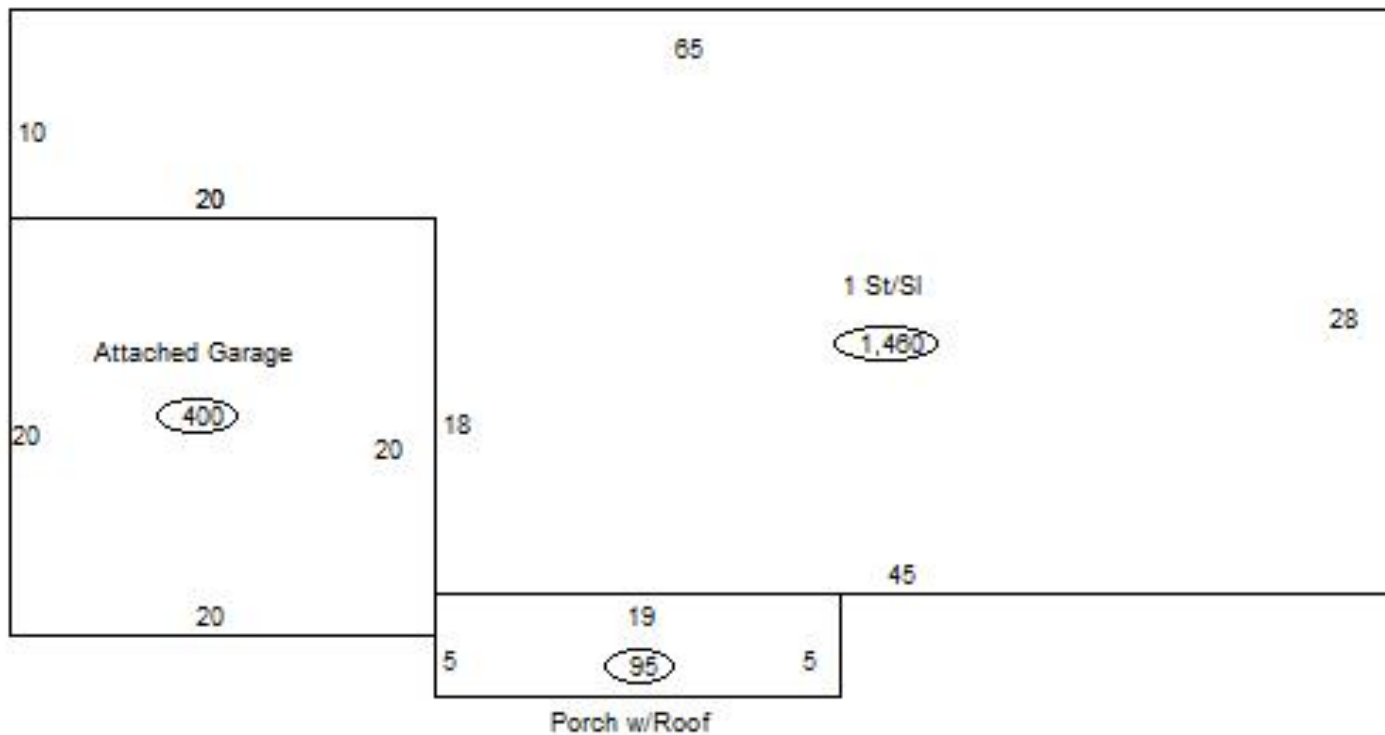
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### Sketch Image

660016223



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,460	1.000	1,460
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	95	1.000	95
<b>Total Building Area</b>						1,460		1,460