



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:56:39
Page 1

Assessment Data					Primary Image																																																																										
Account 660019637 Parcel ID 21N14E-23-4-00000-000-0000 Cadastral ID 23-21-14-01000 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 317576 KOPRIVNIK, ANTON L 8706 N 177TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08706 N 177TH E AVE Subdivision Lot/Block / Parcel Size 4 - Acres Sec/Twn/Rng 23 / 21 / 14 / 4 Neighborhood 6110 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																															
Legal Description Lat/Long: 36.28065012 -95.77770374 BEG SE/C NE SE SE RUNNING N 240; W 725.8; S 240; E 725.8 TO POB																																																																															
Exemptions					Building Permits																																																																										
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<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																																																							
Code	Type	Active	Maximum	Exemption																																																																											
H	Homestead	Yes	1,000	1,000																																																																											
Number	Description	Opened	Closed	Amount																																																																											
Parcel Valuation					Sale History																																																																										
<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2017</td> <td>Land Value 70,770</td> <td>70,770</td> <td>11%</td> <td>7,785</td> <td>Assessed</td> <td>25,988</td> <td>2,545.78</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 165,481</td> <td>165,481</td> <td></td> <td>18,203</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 236,251</td> <td>236,251</td> <td></td> <td>25,988</td> <td>Total Taxable</td> <td>24,988</td> <td>2,448.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2017	Land Value 70,770	70,770	11%	7,785	Assessed	25,988	2,545.78	Year Frozen	0	Improvements 165,481	165,481		18,203	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value 236,251	236,251		25,988	Total Taxable	24,988	2,448.00	<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2528/201</td> <td>BOWLING, JAMES JR</td> <td>01/28/2016</td> <td>200,000</td> <td>YES</td> </tr> <tr> <td>2217/133</td> <td>PARKHILL, ROY FRED &</td> <td>12/30/2011</td> <td>174,500</td> <td>YES</td> </tr> <tr> <td>1043/854</td> <td>BRITTON, JACOB H</td> <td>10/28/1996</td> <td>120,000</td> <td>Yes</td> </tr> <tr> <td>1014/592</td> <td>GIBBS, SANDRA KAY</td> <td>01/25/1996</td> <td>42,000</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2528/201	BOWLING, JAMES JR	01/28/2016	200,000	YES	2217/133	PARKHILL, ROY FRED &	12/30/2011	174,500	YES	1043/854	BRITTON, JACOB H	10/28/1996	120,000	Yes	1014/592	GIBBS, SANDRA KAY	01/25/1996	42,000	No
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																																																							
Remove Cap	2017	Land Value 70,770	70,770	11%	7,785	Assessed	25,988	2,545.78																																																																							
Year Frozen	0	Improvements 165,481	165,481		18,203	Penalty	0																																																																								
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00																																																																							
TIF Project ID	0	Total Value 236,251	236,251		25,988	Total Taxable	24,988	2,448.00																																																																							
Bk/Pg	Grantor	Date	Price	Code																																																																											
2528/201	BOWLING, JAMES JR	01/28/2016	200,000	YES																																																																											
2217/133	PARKHILL, ROY FRED &	12/30/2011	174,500	YES																																																																											
1043/854	BRITTON, JACOB H	10/28/1996	120,000	Yes																																																																											
1014/592	GIBBS, SANDRA KAY	01/25/1996	42,000	No																																																																											
Assessment History																																																																															
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																						
2025	2025-660019637	KOPRIVNIK, ANTON L			3	239,366	1000	25,092	2,458.00																																																																						
2024	2024-660019637	KOPRIVNIK, ANTON L			3	249,447	1000	24,332	2,338.00																																																																						
2023	2023-660019637	KOPRIVNIK, ANTON L			3	268,168	1000	23,594	2,211.00																																																																						
2022	2022-660019637	KOPRIVNIK, ANTON L			3	228,814	1000	22,877	2,241.00																																																																						
2021	2021-660019637	KOPRIVNIK, ANTON L			3	219,441	1000	22,182	2,146.00																																																																						
2020	2020-660019637	KOPRIVNIK, ANTON L			3	216,677	1000	21,507	2,078.00																																																																						
2019	2019-660019637	KOPRIVNIK, ANTON L			3	198,649	1000	20,851	2,016.00																																																																						
2018	2018-660019637	KOPRIVNIK, ANTON L			3	206,570	1000	21,723	2,022.00																																																																						
2017	2017-660019637	KOPRIVNIK, ANTON L			3	204,867	1000	21,535	2,026.00																																																																						
2016	2016-660019637	KOPRIVNIK, ANTON L			3	200,759	0	22,083	2,079.00																																																																						
2015	2015-660019637	BOWLING, JAMES JR			3	195,860	0	21,545	2,043.00																																																																						
2014	2014-660019637	BOWLING, JAMES JR			3	197,278	0	21,572	2,065.00																																																																						
2013	2013-660019637	BOWLING, JAMES JR			3	188,788	0	20,545	1,925.00																																																																						




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:56:40
Page 2

Lot Data	Square-Foot - NBHD 6110 #1	Primary Image
Lot Size Lot Count Units Buildable 1.4 Non-Ag Acres 4.2488 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 185,079.00 x .38 = 70,770 Factor Value Adjustments 1.0000 Lot Value 70,770		 <p style="text-align: right; color: orange;">08/19/2022 11:02</p> <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-19\ 8/19/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,638 / 1,638
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	
Remodel	RMA -
Year/Eff Age	1970 / 27

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	146,284 89.31 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	157,481
Lot Value	70,770
Indicated Value	228,251 139.35 Per SqFt
Agland Value	
Site Improvements	8,000
Total Value	236,251 144.23 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	116.33	Total Misc Impr	+	7,846
Roofing Adj	+ 4.89	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	238,607
Heat/Cool Adj	+ 12.64	Depreciation (34%)	-	81,126
Plumbing Adj	+ 7.02	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	157,481
Adj Base Cost	= 140.88	Lot Value	+	70,770
Total Area	x 1,638	Indicated Value	=	228,251
Adjusted Cost	= 230,761	Value Per SqFt		139.35

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	47553	302		302	25.98		7,846



Rogers

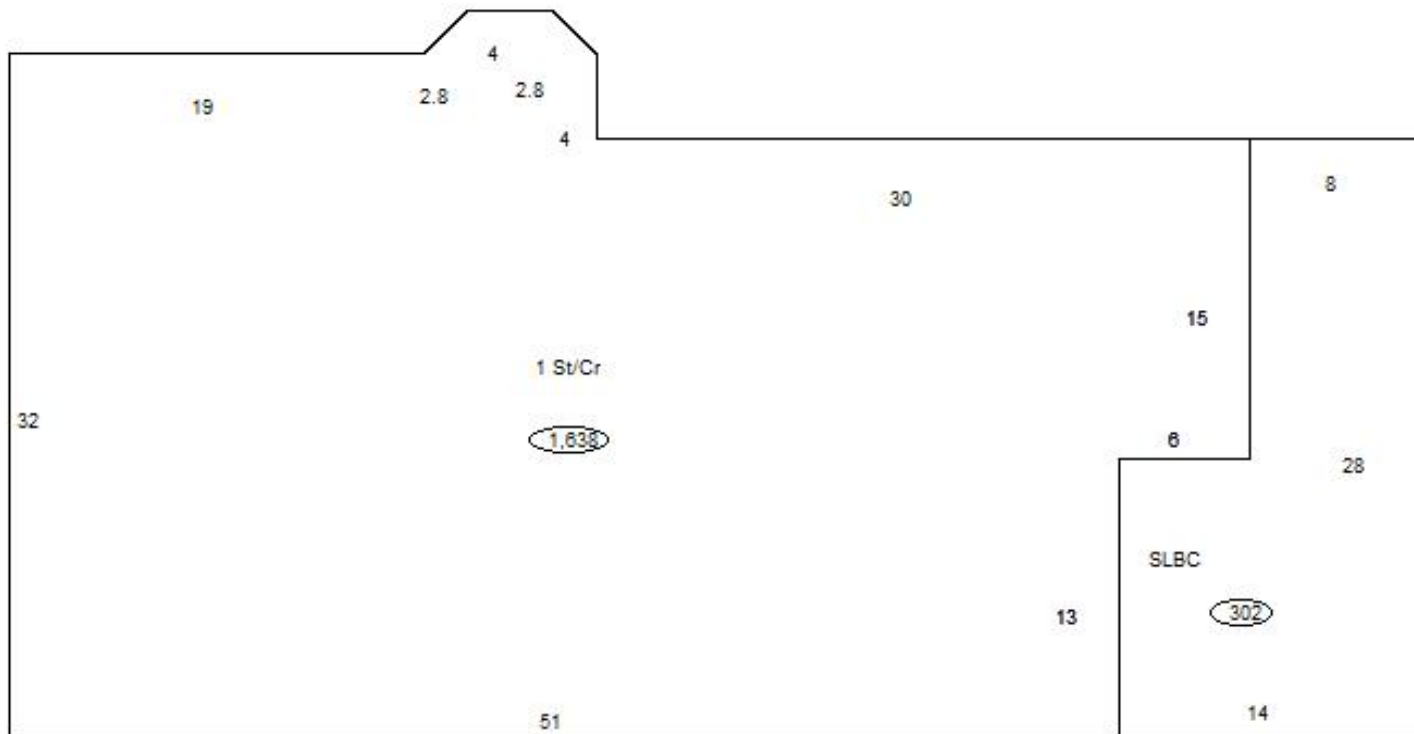
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:56:40
Page 3

Sketch Image

660019637



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,638	1.000	1,638
2	M	PRCH		10	SLBC	302	1.000	302
Total Building Area						1,638		1,638



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:56:40
Page 4

660019637

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	25x25x0			625
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)		RCNLD
Base Cost (16.00 x 625)		10,000	10,000	2,000		8,000