



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																																																											
Account 660019946 Parcel ID 21N16E-23-2-00000-000-0000 Cadastral ID 23-21-16-00800 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 334917 COPP, TRACY Y REVOCABLE TRUST 14092 E 500 RD CLAREMORE OK 74017-0000 Parcel Location Situs 14092 E 500 RD Subdivision Lot/Block / Parcel Size 16.44 - Acres Sec/Twn/Rng 23 / 21 / 16 / 2 Neighborhood 81210 - EAST & SOUTH OF HWY 20 School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																
Legal Description Lat/Long: 36.29116947 -95.57755629																																																																																																																
Legal Description NW NW LESS N 417.42' W 208.71' & LESS S 236' W 1207' THEREOF AND LESS CO RD AND LESS THE E 518' OF THE NW/4 NW/4					Building Permits																																																																																																											
					<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>7289</td> <td>NURSING HOME</td> <td>04/2003</td> <td>04/2004</td> <td>850,000</td> </tr> <tr> <td>6656</td> <td>HOME</td> <td>03/2001</td> <td>01/2003</td> <td>57,000</td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	7289	NURSING HOME	04/2003	04/2004	850,000	6656	HOME	03/2001	01/2003	57,000																																																																																												
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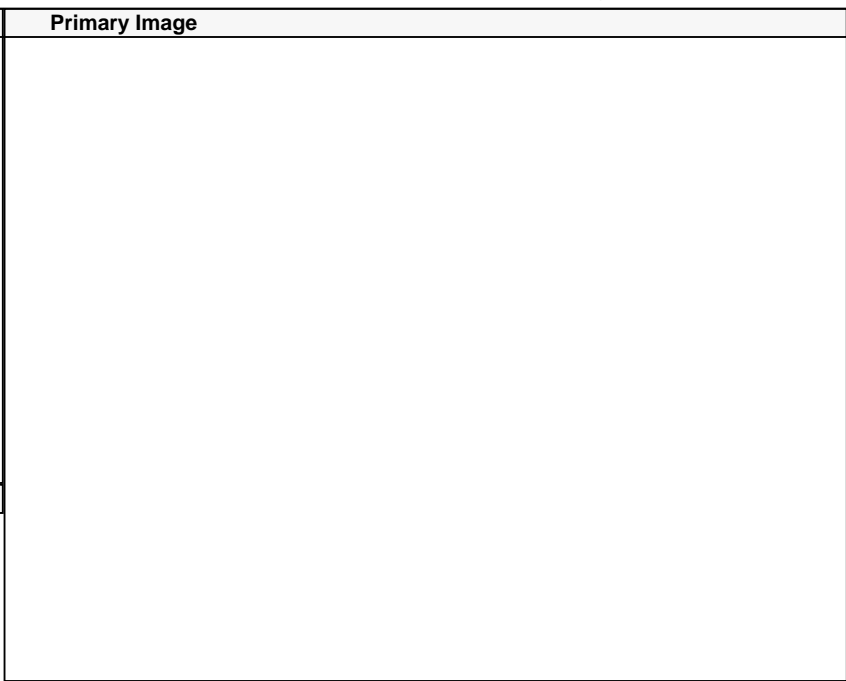
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Units Buildable - EAST & SOUTH OF HWY 20 (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
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	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	1,386
Site Improvements	1,491
Total Value	2,877 0.00 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	30x10x0			300
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 300)	1,278		1,278	383	895
	LF	LOAFING SHED	20x10x0			200
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 200)	852		852	256	596
	CP	CARPORT DIRT	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					
	CP	CARPORT DIRT	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY 2		
	0		
Value Model	1429 EAST & SOUTH OF HWY 20 (UNITS BUI		
Value Method	Units-Buildable		
Base Lot Value	.00 x .00 =		
Factor Value	0		
Adjustments			
Lot Value			
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1017315
Total Building Area	18,560	Image Date	1/12/2023
Total Base Value	2,006,541	Name	IMG_0032.JPG
Modifier Value	41,568	Description	REVAL 2024
Misc Improvements			
Replacement Cost New	2,048,109		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	1,663,244		
Economic Depreciation			
RCNLD (All Sources)	1,663,244		
Depreciated Improvements			
Outbuilding Value	50,733		
Total Improvement Value	1,713,977		
Land Value			
Cost Approach Value	1,713,977 92.35/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	50,733
Miscellaneous Income		Land Value	
Effective Gross Income (EGI)		Total Appraised Value	1,713,977 92.35/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



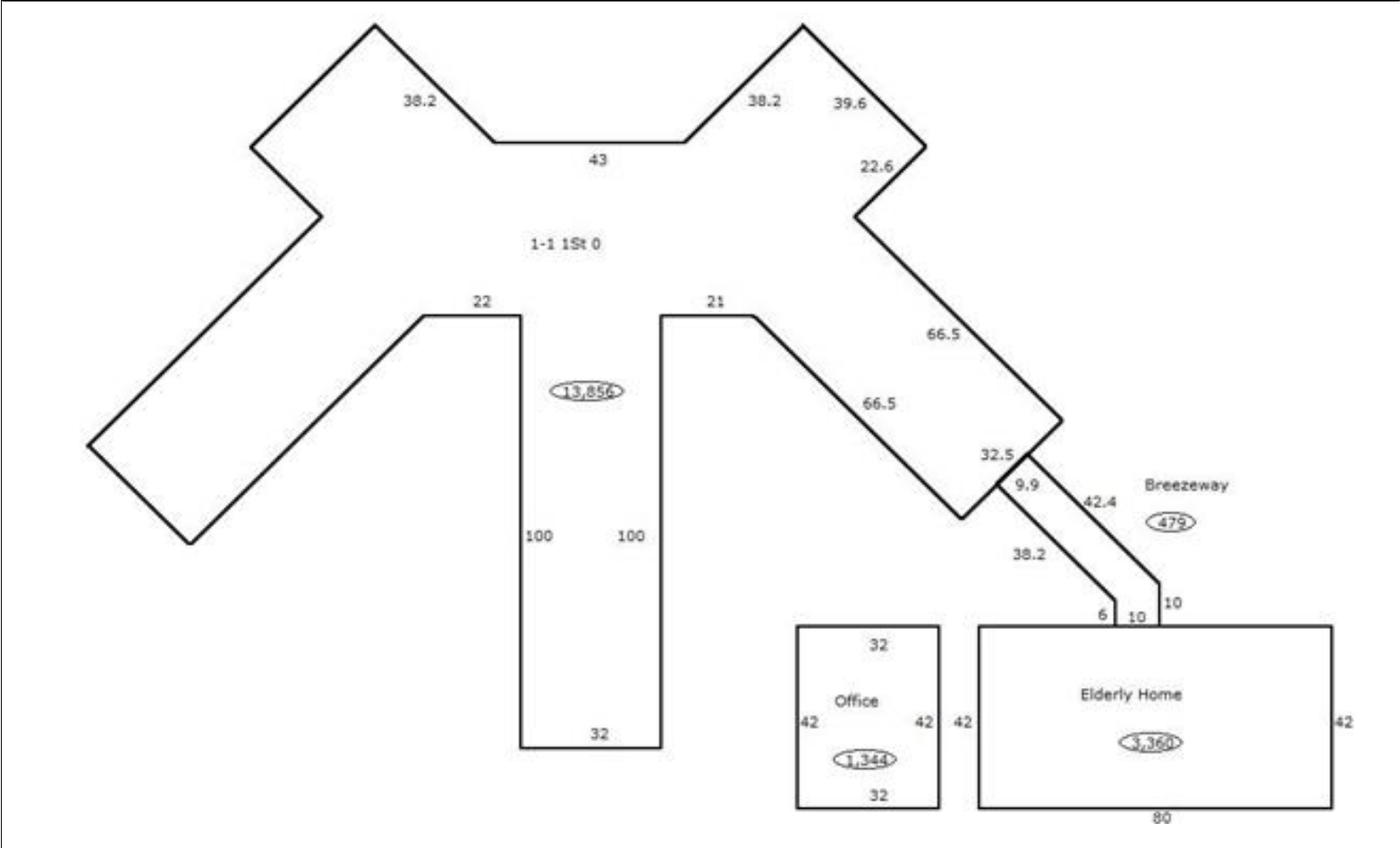
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Sketch Image

660019946



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	330		30	1-1 1St 0	13,856	1.000	13,856
2	O	PRCH		30	Breezeway	479	1.000	479
3	C	330		30	Elderly Home	3,360	1.000	3,360
4	C	344		30	Office	1,344	1.000	1,344
Total Building Area						18,560		18,560



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Account 660019946
Parcel ID 21N16E-23-2-00000-000-0000
Cadastral ID 23-21-16-00800

Tax Area Code 5
Property Class RA
Owners Name COPP, TRACY Y

Building Data

Building ID 4393
Building Sequence 1
Occupancy 1 330 Home For The Elderly 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,360
Average Perimeter 244
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2002
Effective Age 12
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0030.JPG
Image Date 6/17/2019
Image Name IMG_0030.JPG
Description \\tsclient\C\TOMS PC PICS\2019-06-13\IMG_0030.JPG

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 82.05
Wall Cost 14.15
HVAC Cost 13.33
Basement Cost 0.00
Total Base Cost 109.53
Total Area 3,360
Base RCN 368,021
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 368,021
Physical Depreciation 14%
Functional Depreciation
Total Depreciation 14% (51,523)
Total RCNLD 316,498
Lump Sums
Total Building Value 316,498 \$ 94.20 Per SqFt



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Account 660019946
 Parcel ID 21N16E-23-2-00000-000-0000
 Cadastral ID 23-21-16-00800

Tax Area Code 5
 Property Class RA
 Owners Name COPP, TRACY Y

Building Data

Building ID 4392
 Building Sequence 2
 Occupancy 1 344 Office Building 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 1,344
 Average Perimeter 148
 Number Of Storys 1.00
 Average Wall Ht 10.00
 Year Built 1970
 Effective Age 36
 Construction Class 2 - Heavier Wood or Steel Stud Frame
 Quality 1 - Low
 Condition 2 - Fair
 Exterior Wall 86 - Stud Hardboard Sheet
 Heating/Cooling 8 - Warmed and Cooled Air
 Roof Type Gable
 Roof Cover Concrete

Basement Area
 Basement Levels
 Basement Finish
 Finish Code - 1
 Finish Area - 1
 Finish Code - 2
 Finish Area - 2

Building Image



Image Information

Image Name IMG_0029.JPG
 Image Date 6/17/2019
 Image Name IMG_0029.JPG
 Description \\tsclient\C\TOMS PC PICS\2019-06-13\IMG_0029.JPG

Cost Calculations

Appraisal Zone 1
 Zone Description
 Base Cost 78.04
 Wall Cost 32.67
 HVAC Cost 13.04
 Basement Cost 0.00
 Total Base Cost 123.75
 Total Area 1,344
 Base RCN 166,320
 Misc Impr Value

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 166,320
 Physical Depreciation 73%
 Functional Depreciation
 Total Depreciation 73% (121,414)
 Total RCNLD 44,906
 Lump Sums
 Total Building Value 44,906 \$ 33.41 Per SqFt



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Parcel ID 21N16E-23-2-00000-000-0000
Cadastral ID 23-21-16-00800

Tax Area Code 5
Property Class RA
Owners Name COPP, TRACY Y

Building Data

Building ID 1576
Building Sequence 3
Occupancy 1 330 Home For The Elderly 100%
Occupancy 2
Occupancy 3
Total Floor Area 13,856
Average Perimeter 867
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2002
Effective Age 12
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type
Roof Cover
Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name 660019946-02.jpg
Image Date 1/19/2003
Image Name 660019946-02.jpg
Description D:\Convert\Photos\660\019\946-02.jpg

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 80.73
Wall Cost 12.19
HVAC Cost 13.33
Basement Cost 0.00
Total Base Cost 106.25
Total Area 13,856
Base RCN 1,472,200
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value 41,568
Total Replacement Cost 1,513,768
Physical Depreciation 14%
Functional Depreciation
Total Depreciation 14% (211,928)
Total RCNLD 1,301,840
Lump Sums
Total Building Value 1,301,840 \$ 93.95 Per SqFt

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
683	Wet Sprinklers	Sprinkled Area	13856		41,568
Total Modifier Value					41,568



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PRCH	BREEZEWAY - OPEN	0x0x0		Metal	479
Qual	2	Cond 3	Year 2018	Eff Age	6	
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (20.07 x 479)				9,614		9,614
FLV		ASPHALT PAVING 3680SF	0x0x0			7,029
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 7,029)				7,029		3,515
FLV		FR CANOPY 23X24	0x0x0			11,012
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 11,012)				11,012		2,643
FLV		CS UNDER CNPY 23X24	0x0x0			2,760
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 2,760)				2,760		662
FLV		CONC PAVING 2992SF	0x0x0			12,327
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 12,327)				12,327		2,958
FLV		SEC EQUIP-1 MON/CAMERA	0x0x0			5,460
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 5,460)				5,460		1,310
FLV		SEC EQUIP-ADDN CAMERAS (7)	0x0x0			17,920
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 17,920)				17,920		4,301
Total Site Improvement Value						50,733



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			1.329	54	54	72	72
HC	HECTOR STONY SANDY LOAM	TMBR	20			3.860	36	36	139	139
RS	ROUGH STONY LAND	TMBR	20			2.361	36	36	85	85
TMBR Totals						7.550			296	296
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			2.456	122	122	301	301
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			.100	142	142	14	14
LKC	LINKER FINE SANDY LOAM 3-	NTV PST	51			6.334	122	122	775	775
NTV PST Totals						8.890			1,090	1,090
Total Agland						16.440			1,386	1,386