



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 660024956 Parcel ID 22N16E-29-3-00000-000-0000 Cadastral ID 29-22-16-00400 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 334917 COPP, TRACY Y REVOCABLE TRUST 14092 E 500 RD CLAREMORE OK 74017-0000 Parcel Location Situs 17505 S HWY 88 Subdivision Lot/Block / Parcel Size 33.9 - Acres Sec/Twn/Rng 29 / 22 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-2-6\IMG_0046. 2/6/2023</p>									
Legal Description Lat/Long: 36.35591609 -95.63017607														
S 1229.25' OF NW SW & ALL THAT PT N2 SW SW LYING N OF RY LESS 4.21 AC HWY 88 LESS 1.83 AC RY & LESS TR IN SW DESC AS BEG AT PT 691.37' S NW/C SW, TH E 639.98', S 378', W 639.98', N 378' TO POB					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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount
Number	Description	Opened	Closed	Amount										
Exemptions					Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	No	1,000		/	COPP, TRACY Y	06/29/2021	0	WB					
					/	COPP, JERRY S	12/09/2020	0	4					
					984/216	VOGEL, GEORGE W & MARILYN	03/15/1995	251,000	Yes					
					957/692	SELLER	05/23/1994	0	No					
					897/261	LESSLEY, SAMUEL B	10/27/1992	66,000	Yes					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax					
Remove Cap	2022	Land Value	4,637	4,496	11%	495	Assessed	33,607	3,635.66					
Year Frozen	0	Improvements	311,225	301,016		33,112	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	315,862	305,512		33,607	Total Taxable	33,607	3,636.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660024956	COPP, TRACY Y			10	304,356	0	32,627	3,529.00					
2024	2024-660024956	COPP, TRACY Y			10	287,975	0	31,677	3,318.00					
2023	2023-660024956	COPP, TRACY Y			10	300,991	0	33,109	3,443.00					
2022	2022-660024956	COPP, TRACY Y			10	292,633	0	32,189	3,333.00					
2021	2021-660024956	COPP, TRACY Y			10	260,105	1000	27,427	2,873.00					
2020	2020-660024956	COPP, JERRY S			10	257,870	1000	26,599	2,828.00					
2019	2019-660024956	COPP, JERRY S			10	243,598	1000	25,796	2,691.00					
2018	2018-660024956	COPP, JERRY S			10	252,241	1000	26,034	2,809.00					
2017	2017-660024956	COPP, JERRY S			10	249,050	1000	25,247	2,883.00					
2016	2016-660024956	COPP, JERRY S			10	242,564	1000	24,483	2,549.00					
2015	2015-660024956	COPP, JERRY S			10	233,542	1000	23,741	2,339.00					
2014	2014-660024956	COPP, JERRY S			10	239,837	1000	23,020	2,264.00					
2013	2013-660024956	COPP, JERRY S			10	225,943	1000	22,320	2,123.00					



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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	3 / /			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	4,637			
Total Area	x	Indicated Value	= 0	Site Improvements				
Adjusted Cost	= 0	Value Per SqFt	0.00	Total Value	4,637 0.00 Total Value Per SqFt			
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Frame, Siding, Wood 50% Veneer, Masonry
Base/Total Area	2,472 / 2,862
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,472
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	810 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1994 / 24



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	372,666	130.21	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	90.43	Total Misc Impr	+	29,787	
Roofing Adj	+ 3.90	Garage Cost	+	24,130	
Subfloor Adj	+ -1.87	Total RCN	=	370,225	
Heat/Cool Adj	+ 12.64	Depreciation (29%)	-	107,365	
Plumbing Adj	+ 5.42	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	262,860	
Adj Base Cost	= 110.52	Lot Value	+		
Total Area	x 2,862	Indicated Value	=	262,860	
Adjusted Cost	= 316,308	Value Per SqFt		91.84	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	262,860		
Lot Value			
Indicated Value	262,860	91.84	Per SqFt
Agland Value			
Site Improvements	48,365		
Total Value	311,225	108.74	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
SHLT	STORM SHELTER	0		1	2014	0.00		
PRCH	SLAB PORCH - COVERED	61327	46x7		322	25.92		8,346
PRCH	SLAB PORCH - COVERED	61328	413		413	25.64		10,589
PATO	SLAB PORCH - OPEN	61330	609		609	8.60		5,237



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			2,160
	Qual 3	Cond 3	Year 2007	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (9.02 x 2,160)		19,483		19,483	19,483
	LF	LOAFING SHED	0x0x0			200
	Qual 3	Cond 3	Year 2007	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 200)		852		852	852
	LF	LOAFING SHED	0x0x0			300
	Qual 3	Cond 3	Year 2007	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 300)		1,278		1,278	1,278
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year 2007	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)		25,000		25,000	25,000
	LT	LEAN-TO	10x60x0			600
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 600)		1,752		1,752	1,752



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			14.403	122	122	1,763	1,763
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			.326	108	108	35	35
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60			2.756	108	108	298	298
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			8.127	168	168	1,365	1,365
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			5.627	192	192	1,080	1,080
SO	SOGN SOILS	NTV PST	15			2.662	36	36	96	96
NTV PST Totals						33.900			4,637	4,637
Total Agland						33.900			4,637	4,637