



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																
<b>Account</b> 660029336 <b>Parcel ID</b> 21N15E-34-4-00000-000-0000 <b>Cadastral ID</b> 34-21-15-00800 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 330822 COPELAND, NATHAN R & DAWNA J REVOCABLE TRUST  8366 E REMINGTON AVE CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 24800 S 4106 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.48 - Acres <b>Sec/Twn/Rng</b> 34 / 21 / 15 / 4 <b>Neighborhood</b> 6090 - UNPLATTED <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																					
<b>Legal Description</b> Lat/Long: 36.25349129 -95.69297367 W 208', S 208' SE NW SE & N 104', S 312', W 208' SE NW SE																																																																					
<b>Exemptions</b>					<b>Building Permits</b>																																																																
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<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																																																														
2025	2025-660029336	COPELAND, NATHAN R & DAWNA J	4	118,406	0	11,740	1,223.00																																																														
2024	2024-660029336	COPELAND, NATHAN R & DAWNA J	4	124,597	0	11,181	1,072.00																																																														
2023	2023-660029336	COPELAND, NATHAN R & DAWNA J	4	106,796	0	10,648	1,005.00																																																														
2022	2022-660029336	COPELAND, NATHAN R & DAWNA J	4	108,882	0	10,141	974.00																																																														
2021	2021-660029336	COPELAND, NATHAN R & DAWNA J	4	110,937	0	9,659	904.00																																																														
2020	2020-660029336	COPELAND, NATHAN R & DAWNA J	4	113,320	0	9,199	863.00																																																														
2019	2019-660029336	COPELAND, NATHAN R	4	102,775	0	8,761	834.00																																																														
2018	2018-660029336	COPELAND, NATHAN R	4	93,782	0	6,834	651.00																																																														
2017	2017-660029336	COPELAND, NATHAN R	4	93,181	0	6,508	622.00																																																														
2016	2016-660029336	COPELAND, NATHAN R	4	91,341	0	6,199	594.00																																																														
2015	2015-660029336	COPELAND, NATHAN R	4	89,280	0	5,904	570.00																																																														
2014	2014-660029336	COPELAND, NATHAN R	4	91,661	0	5,623	514.00																																																														
2013	2013-660029336	COPELAND, NATHAN R	4	89,071	0	5,355	507.00																																																														



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Lot Data	Square-Foot - NBHD 6090 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.3353	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	58,167.00 x .70 = 40,691	
Factor Value		
Adjustments	1.0000	
Lot Value	40,691	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	1,626 / 1,626
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	350 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1962 / 48

Cost Approach		Manual : 01/2025	
Base Cost	96.67	Total Misc Impr	+ 3,122
Roofing Adj	+ 3.99	Garage Cost	+ 9,013
Subfloor Adj	+ 2.31	Total RCN	= 185,808
Heat/Cool Adj	+ 0.76	Depreciation ( 57%)	- 105,911
Plumbing Adj	+ 3.08	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 79,897
Adj Base Cost	= 106.81	Lot Value	+ 40,691
Total Area	x 1,626	Indicated Value	= 120,588
Adjusted Cost	= 173,673	Value Per SqFt	74.16

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	122,665	75.44	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	79,897		
Lot Value	40,691		
Indicated Value	120,588	74.16	Per SqFt
Agland Value			
Site Improvements	539		
Total Value	121,127	74.49	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	70148	10x10		100	20.98		2,098
PATO	SLAB PORCH - OPEN	70149	10x10		100	10.24		1,024



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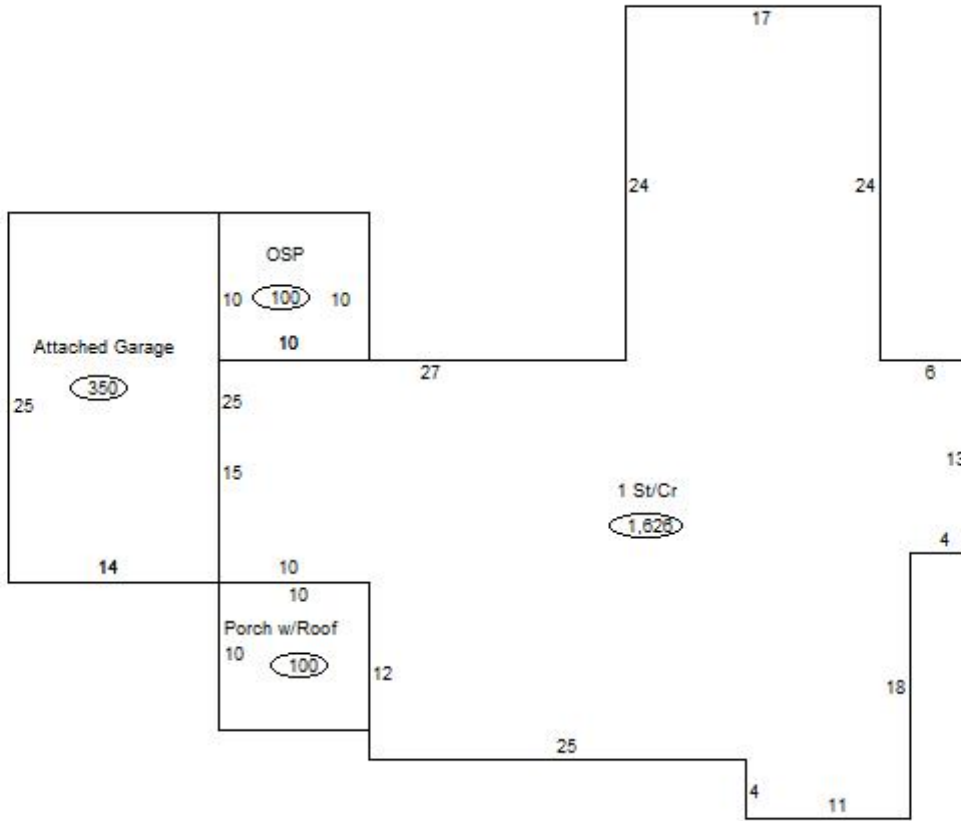
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	350	1.000	350
2	M	PRCH		13	SLBC	100	1.000	100
3	M	PATO		13	Open Slab	100	1.000	100
4	R	1	Crawl	13	1 St/Cr	1,626	1.000	1,626
<b>Total Building Area</b>						1,626		1,626



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			256
	Qual	2	Cond 3	Year	Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x 256)	1,198		1,198	659
						539