



# 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	660031543													
Parcel ID	000000-00-0-00075-004-0010													
Cadastral ID	36-21-15-08730													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	4											
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI													
Name ID	282992													
KOPPENHAVER, RANDY & CARLA														
129 SE 608 LANE LOCUST GROVE OK 74352-0000														
Parcel Location														
Situs	09492 CHERRYWOOD													
Subdivision	BRIDGEPORT 1													
Lot/Block	0010 / 0004	Parcel Size	1 - Lots											
Sec/Twn/Rng	36 / 21 / 15 / 5													
Neighborhood	1109 - R-V03-SW VERDIGRIS													
School District	S008 - VERDIGRIS SCHOOLS													
Legal Description Lat/Long: 36.25149720 -95.66074028														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
LOT 10 BLOCK 4 BRIDGEPORT 1														
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					2309/700	UNITED STATES DEPT OF-AGRICULT	01/07/2013	56,000	1					
					2263/882	ALEXANDER, BRANDON D	06/06/2012	0	10					
					1568/345	SCHNOEBELEN, NICOLE &	02/27/2004	91,000	YES					
					1263/756	KILPATRICK, EMERY DALE &	12/27/2000	79,500	Yes					
					961/124	VREELAND, FRANK	07/01/1994	54,500	Yes					
					954/26	HILLCREST PROPERTIES, INC	04/15/1994	6,000	No					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax					
Remove Cap	2014	Land Value	37,461	29,894	11%	3,288	Assessed	12,955	1,349.03					
Year Frozen	0	Improvements	104,387	87,885		9,667	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	141,848	117,779		12,955	Total Taxable	12,955	1,349.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660031543	KOPPENHAVER, RANDY & CARLA			80	139,781	0	12,339	1,285.00					
2024	2024-660031543	KOPPENHAVER, RANDY & CARLA			80	141,628	0	11,752	1,126.00					
2023	2023-660031543	KOPPENHAVER, RANDY & CARLA			80	101,743	0	11,192	1,056.00					
2022	2022-660031543	KOPPENHAVER, RANDY & CARLA			80	103,272	0	11,360	1,092.00					
2021	2021-660031543	KOPPENHAVER, RANDY & CARLA			80	106,587	0	11,164	1,045.00					
2020	2020-660031543	KOPPENHAVER, RANDY & CARLA			80	99,221	0	10,632	998.00					
2019	2019-660031543	KOPPENHAVER, RANDY & CARLA			80	92,050	0	10,126	964.00					
2018	2018-660031543	KOPPENHAVER, RANDY & CARLA			80	95,606	0	10,517	1,002.00					
2017	2017-660031543	KOPPENHAVER, RANDY & CARLA			80	94,909	0	10,440	998.00					
2016	2016-660031543	KOPPENHAVER, RANDY & CARLA			80	92,704	0	10,197	977.00					
2015	2015-660031543	KOPPENHAVER, RANDY & CARLA			80	91,116	0	10,023	968.00					
2014	2014-660031543	KOPPENHAVER, RANDY & CARLA			80	92,700	0	10,197	932.00					
2013	2013-660031543	KOPPENHAVER, RANDY & CARLA			80	91,745	0	10,092	956.00					



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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.1445	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	6,296.00 x 5.95 = 37,461	
Factor Value		
Adjustments	1.0000	
Lot Value	37,461	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	95% Frame, Siding, Wood 5% Veneer, Masonry
Base/Total Area	1,203 / 1,203
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,203
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 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	136,012	113.06	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	148,510 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	104,387		
Lot Value	37,461		
Indicated Value	141,848	117.91	Per SqFt
Agland Value			
Site Improvements			
Total Value	141,848	117.91	Total Value Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	93.43	Total Misc Impr	+	8,192	
Roofing Adj	+ 4.18	Garage Cost	+	9,944	
Subfloor Adj	+ 0.00	Total RCN	=	160,595	
Heat/Cool Adj	+ 10.30	Depreciation ( 35%)	-	56,208	
Plumbing Adj	+ 10.51	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	104,387	
Adj Base Cost	= 118.42	Lot Value	+	37,461	
Total Area	x 1,203	Indicated Value	=	141,848	
Adjusted Cost	= 142,459	Value Per SqFt		117.91	

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	75023	15x6		90	21.01		1,891
PATO	SLAB PORCH - OPEN	75024	18x10		180	9.58		1,724



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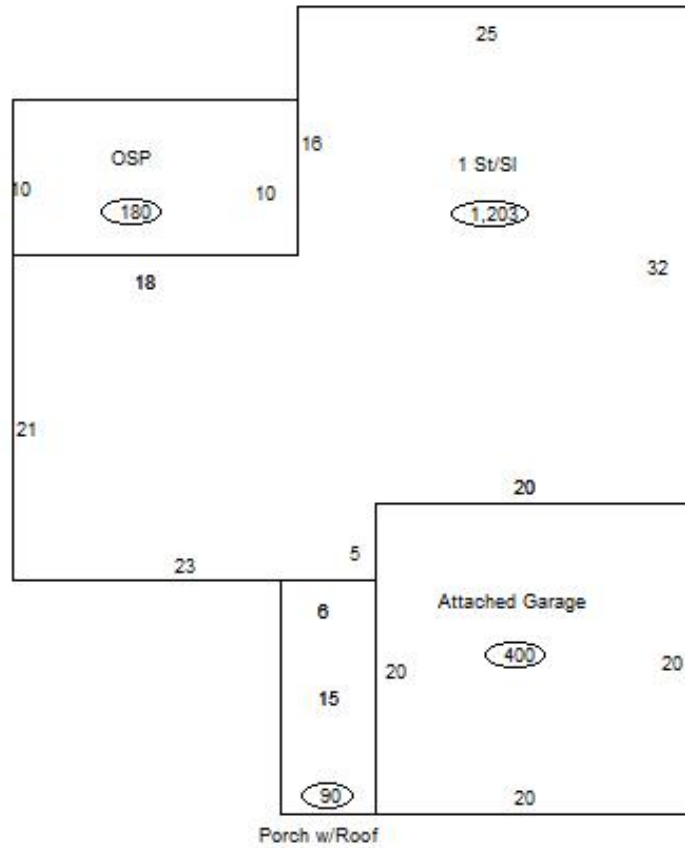
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Sketch Image

660031543



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,203	1.000	1,203
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	90	1.000	90
4	M	PATO		13	Open Slab	180	1.000	180
<b>Total Building Area</b>						1,203		1,203