



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:11:01  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660031562 <b>Parcel ID</b> 000000-00-0-00075-005-0007 <b>Cadastral ID</b> 36-21-15-08920 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 271628 KOPPENHAVER, KEITH A  4326 S 176TH E AVE TULSA OK 74134-0000  <b>Parcel Location</b> <b>Situs</b> 09465 CHERRYWOOD <b>Subdivision</b> BRIDGEPORT 1 <b>Lot/Block</b> 0007 / 0005 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 36 / 21 / 15 / 5 <b>Neighborhood</b> 1109 - R-V03-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.25194300 -95.66139720																																																																																																																									
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.1466		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	6,385.00 x 5.95 = 37,991		
Factor Value			
Adjustments	1.0000		
Lot Value	37,991		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	95% Frame, Siding, Wood 5% Veneer, Masonry
Base/Total Area	1,008 / 1,008
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,008
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	146,974	145.81	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	143,180		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.45	Total Misc Impr	+	4,287			
Roofing Adj	+ 4.69	Garage Cost	+	13,810			
Subfloor Adj	+ -1.21	Total RCN	=	142,021			
Heat/Cool Adj	+ 11.47	Depreciation ( 34%)	-	48,287			
Plumbing Adj	+ 5.54	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	93,734			
Adj Base Cost	= 122.94	Lot Value	+	37,991			
Total Area	x 1,008	Indicated Value	=	131,725			
Adjusted Cost	= 123,924	Value Per SqFt		130.68			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	93,734		
Lot Value	37,991		
Indicated Value	131,725	130.68	Per SqFt
Agland Value			
Site Improvements			
Total Value	131,725	130.68	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	75100	21x6		126	23.85		3,005
PATO	SLAB PORCH - OPEN	75101	12x10		120	10.68		1,282



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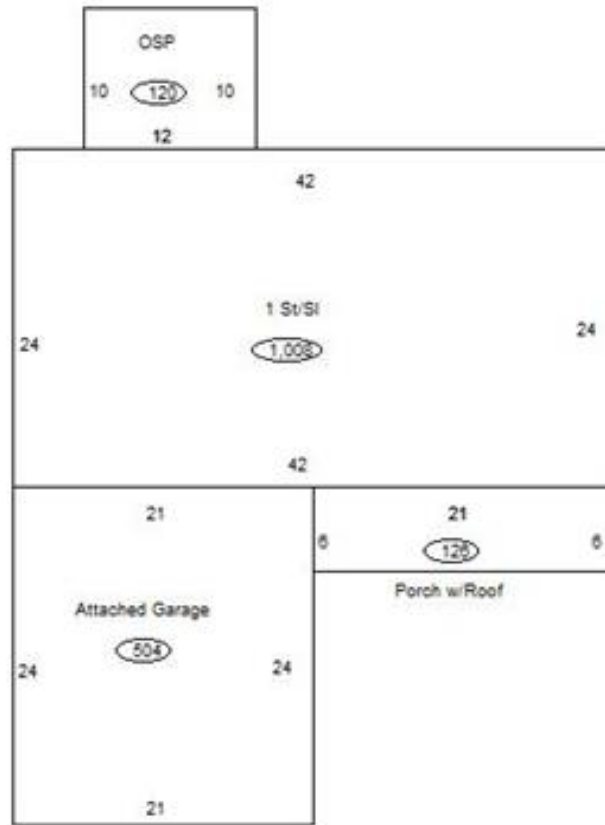
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Time 22:11:02

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### Sketch Image

660031562



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,008	1.000	1,008
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	126	1.000	126
4	M	PATO		13	Open Slab	120	1.000	120
<b>Total Building Area</b>						<b>1,008</b>		<b>1,008</b>