



# 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> 660031744 <b>Parcel ID</b> 000000-00-0-00078-007-0003 <b>Cadastral ID</b> 36-21-15-10880 <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> 282992 KOPPENHAVER, RANDY & CARLA  129 SE 608 LANE LOCUST GROVE OK 74352-0000  <b>Parcel Location</b> <b>Situs</b> 09395 E SPRUCEWOOD AVE <b>Subdivision</b> BRIDGEPORT II <b>Lot/Block</b> 0003 / 0007 <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					<p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-07-13\IMG_0018.JPG 7/13/2022</p>																																																	
<b>Legal Description</b> Lat/Long: 36.25348468 -95.66281549																																																						
LOT 3 BLOCK 7 BRIDGEPORT 2					<b>Building Permits</b> <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																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
					2258/678	FONTENOT, JOSHUA V	07/18/2012	75,000	8																																													
					1823/687	POWELL, ROBERT A & ANGELA-L	11/15/2006	102,000	YES																																													
					1222/326	FELL, JOHN & DEBI &	03/24/2000	83,000	Yes																																													
					1076/794	VREELAND, FRANK &	08/08/1997	66,500	Yes																																													
					1070/759	HILLCREST PROPERTIES, INC	06/25/1997	7,000	No																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2013</td> <td>Land Value</td> <td>55,563</td> <td>30,184</td> <td>11%</td> <td>3,320</td> <td>Assessed</td> <td>14,651 1,525.64</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>103,527</td> <td>103,006</td> <td></td> <td>11,331</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>159,090</td> <td>133,190</td> <td></td> <td>14,651</td> <td>Total Taxable</td> <td>14,651 1,526.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2013	Land Value	55,563	30,184	11%	3,320	Assessed	14,651 1,525.64	Year Frozen	0	Improvements	103,527	103,006		11,331	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	159,090	133,190		14,651	Total Taxable	14,651 1,526.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660031744	KOPPENHAVER, RANDY & CARLA	80	159,546	0	13,953	1,453.00																																															
2024	2024-660031744	KOPPENHAVER, RANDY & CARLA	80	164,810	0	13,289	1,274.00																																															
2023	2023-660031744	KOPPENHAVER, RANDY & CARLA	80	120,945	0	12,657	1,194.00																																															
2022	2022-660031744	KOPPENHAVER, RANDY & CARLA	80	113,568	0	12,054	1,158.00																																															
2021	2021-660031744	KOPPENHAVER, RANDY & CARLA	80	107,920	0	11,479	1,074.00																																															
2020	2020-660031744	KOPPENHAVER, RANDY & CARLA	80	99,391	0	10,933	1,026.00																																															
2019	2019-660031744	KOPPENHAVER, RANDY & CARLA	80	95,869	0	10,546	1,005.00																																															
2018	2018-660031744	KOPPENHAVER, RANDY & CARLA	80	98,444	0	10,829	1,032.00																																															
2017	2017-660031744	KOPPENHAVER, RANDY & CARLA	80	97,686	0	10,745	1,027.00																																															
2016	2016-660031744	KOPPENHAVER, RANDY & CARLA	80	95,340	0	10,487	1,005.00																																															
2015	2015-660031744	KOPPENHAVER, RANDY & CARLA	80	93,381	0	10,272	992.00																																															
2014	2014-660031744	KOPPENHAVER, RANDY & CARLA	80	94,067	0	10,347	946.00																																															
2013	2013-660031744	KOPPENHAVER, RANDY & CARLA	80	94,759	0	10,423	986.00																																															



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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 9500 <b>Non-Ag Acres</b> 0.2547 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 11,094.00 x 5.01 = 55,563 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 55,563		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	10% Veneer, Masonry 90% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,073 / 1,073
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,073
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	456 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1997 / 22

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	138,136	128.74	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	135,140		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	98.57	<b>Total Misc Impr</b>	+ 4,939				
<b>Roofing Adj</b>	+ 4.43	<b>Garage Cost</b>	+ 10,889				
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 150,039				
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 31%)</b>	- 46,512				
<b>Plumbing Adj</b>	+ 11.78	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 103,527				
<b>Adj Base Cost</b>	= 125.08	<b>Lot Value</b>	+ 55,563				
<b>Total Area</b>	x 1,073	<b>Indicated Value</b>	= 159,090				
<b>Adjusted Cost</b>	= 134,211	<b>Value Per SqFt</b>	148.27				

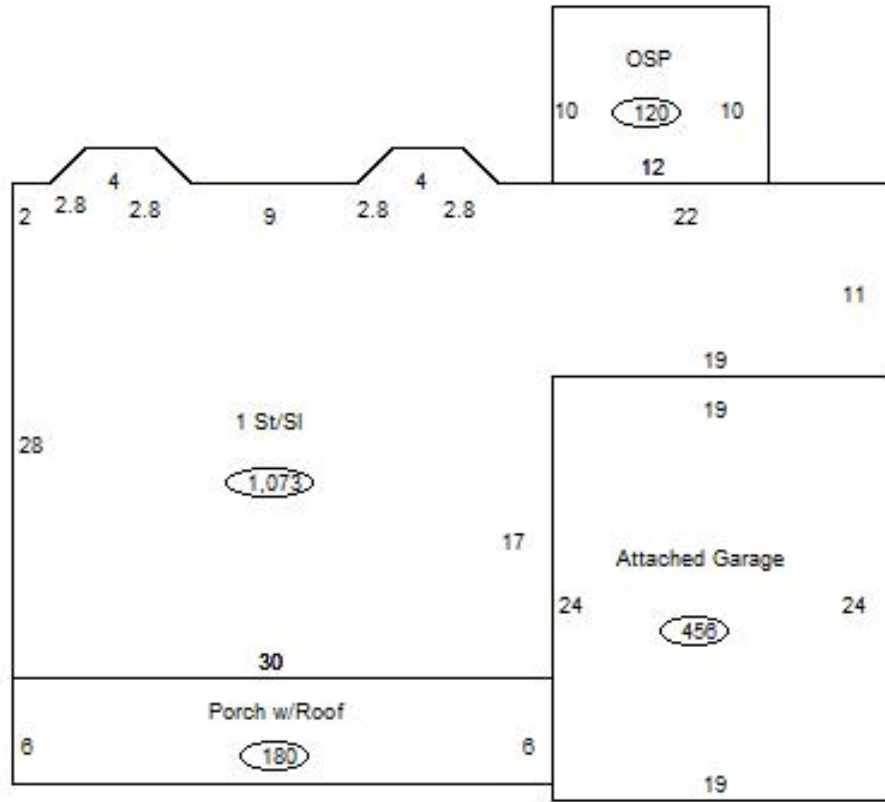
Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	103,527		
<b>Lot Value</b>	55,563		
<b>Indicated Value</b>	159,090	148.27	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	159,090	148.27	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	75744	30x6		180	20.73		3,731
PATO	SLAB PORCH - OPEN	75745	12x10		120	10.07		1,208



Sketch Image

660031744



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,073	1.000	1,073
2	G	1		13	Attached Garage	456	1.000	456
3	M	PRCH		13	SLBC	180	1.000	180
4	M	PATO		13	Open Slab	120	1.000	120
<b>Total Building Area</b>						<b>1,073</b>		<b>1,073</b>