



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 15:39:10  
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Assessment Data				Primary Image							
Account	660076131			No Image On File							
Parcel ID	000000-00-0-00550-001-0001										
Cadastral ID	31-21-15-02701										
Property Type	REAL - Real Property										
Property Class	DENT	VI Area	4								
Tax Area	7 - OWASSO/LIMESTONE FIRE										
Name ID	294574										
COOPER RANCH ASSOCIATION											
INC											
PO BOX 419 OWASSO OK 74055-0000											
Parcel Location											
Situs	19320 E 72ND ST N										
Subdivision	OAKRIDGE AT COOPER RANCH										
Lot/Block	/	Parcel Size	.002 - Lots								
Sec/Twn/Rng	31 / 21 / 15 / 5										
Neighborhood	1175 - R-V01-SW CLAREMORE										
School District	S021 - OWASSO SCHOOLS										
Legal Description				Building Permits							
Lat/Long: 36.25755713 -95.75548206											
A 10 X 10' TR IN LOT 1 BLOCK 1 DESC AS; COMM SW/C OF LOT 1, TH N 279 .53', S89-55-42E 61' TO POB, TH CONT S89-55-42E 10', TH N04 18E 10', N89-55-42 W 10', TH S00-04-18W 10 TO POB OAKRIDGE AT COOPER RANCH (COMMON AREA) AND ALL RESERVES AND COMMON AREAS PARK AND DENTENTION				Number	Description	Opened	Closed	Amount			
Exemptions				Sale History							
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
					1846/671	KOURTIS PROPERIES-COOPER-RAN	02/19/2007	0	4		
Parcel Valuation											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax			
Remove Cap	0	Land Value 319	0	11%	0	Assessed	0	0.00			
Year Frozen	0	Improvements 0	0		0	Penalty	0				
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00			
TIF Project ID	0	Total Value 319	0		0	Total Taxable	0	0.00			
Assessment History											
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax				
2025	2025-660076131	COOPER RANCH ASSOCIATION	7	319	0		.00				
2024	2024-660076131	COOPER RANCH ASSOCIATION	7	360	0		.00				
2023	2023-660076131	COOPER RANCH ASSOCIATION	7	248	0		.00				
2022	2022-660076131	COOPER RANCH ASSOCIATION	7	250	0		.00				
2021	2021-660076131	COOPER RANCH ASSOCIATION	7	250	0		.00				
2020	2020-660076131	COOPER RANCH ASSOCIATION	7	250	0		.00				
2019	2019-660076131	COOPER RANCH ASSOCIATION	7	250	0		.00				
2018	2018-660076131	COOPER RANCH ASSOCIATION	7	250	0		.00				
2017	2017-660076131	COOPER RANCH ASSOCIATION	7	250	0		.00				
2016	2016-660076131	COOPER RANCH ASSOCIATION	7	250	0		.00				
2015	2015-660076131	COOPER RANCH ASSOCIATION	7	250	0		.00				
2014	2014-660076131	COOPER RANCH ASSOCIATION	7	250	0		.00				
2013	2013-660076131	COOPER RANCH ASSOCIATION	7	250	0		.00				



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Lot Data		Square-Foot - NBHD 1175 #1		Primary Image				
Lot Size								
Lot Count	1							
Units Buildable	250							
Non-Ag Acres	0.0025							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	110.00 x 2.90 = 319							
Factor Value				<b>GRM Approach</b>				
Adjustments	1.0000			GRM Code				
Lot Value	319			Gross Rent	0.00			
<b>Residential Data</b>				Indicated Value				
Type				<b>Multiple Regression</b>				
Condition	3 - Average			MRA Code				
Quality	3.5 - Average			Adusted R				
Architecture				Indicated Value				
Style				<b>Direct Comparables</b>				
Exterior Wall				Selection Model	A Adam Test			
Base/Total Area /				Adjustment Model	1 2022 Residential			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				<b>Value Reconciliation</b>				
Area on Slab				Selected Approach Cost Approach				
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	319			
Basement Area				Indicated Value	319	0.00	Per SqFt	
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age /				Total Value				
<b>Cost Approach</b>				Manual : 01/2025				
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 319					
Total Area	x	Indicated Value	= 319					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value