



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 07:21:49
 Page 1

Assessment Data					Primary Image									
Account	660076881				No Image On File									
Parcel ID	000000-00-0-00551-001-0000													
Cadastral ID	31-21-15-03900													
Property Type	REAL - Real Property													
Property Class	DENT	VI Area 4												
Tax Area	23 - CATOOSA RURAL/LIME FIRE													
Name ID	294574													
COOPER RANCH ASSOCIATION														
INC														
PO BOX 419 OWASSO OK 74055-0000														
Parcel Location														
Situs														
Subdivision	OAKRIDGE AT COOPER RANCH II													
Lot/Block	/	Parcel Size 1 - Lots												
Sec/Twn/Rng	31 / 21 / 15 / 5													
Neighborhood	1175 - R-V01-SW CLAREMORE													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.26024827 -95.74833772														
Building Permits														
DETENTION & PARK AREAS OAKRIDGE II AT COOPER RANCH														
<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					
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	103.438	Current Tax						
Remove Cap	0	Land Value	209,651	0	11%	0	Assessed	0	0.00					
Year Frozen	0	Improvements	0	0	0	0	Penalty	0	0.00					
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0	0.00					
TIF Project ID	0	Total Value	209,651	0	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	2025-660076881	COOPER RANCH ASSOCIATION			23	209,651	0		.00					
2024	2024-660076881	COOPER RANCH ASSOCIATION			7	234,761	0		.00					
2023	2023-660076881	COOPER RANCH ASSOCIATION			7	6,397	0		.00					
2022	2022-660076881	COOPER RANCH ASSOCIATION			7	6,395	0		.00					
2021	2021-660076881	COOPER RANCH ASSOCIATION			7	6,395	0		.00					
2020	2020-660076881	COOPER RANCH ASSOCIATION			7	6,395	0		.00					
2019	2019-660076881	COOPER RANCH ASSOCIATION			7	6,395	0		.00					
2018	2018-660076881	COOPER RANCH ASSOCIATION			7	6,395	0		.00					
2017	2017-660076881	COOPER RANCH ASSOCIATION			7	6,395	0		.00					
2016	2016-660076881	COOPER RANCH ASSOCIATION			7	6,395	0		.00					
2015	2015-660076881	COOPER RANCH ASSOCIATION			7	6,395	0		.00					
2014	2014-660076881	COOPER RANCH ASSOCIATION			7	6,395	0		.00					
2013	2013-660076881	COOPER RANCH ASSOCIATION			7	6,395	0		.00					



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Lot Data		Square-Foot - NBHD 1175 #1		Primary Image				
Lot Size								
Lot Count	1							
Units Buildable	6395							
Non-Ag Acres	2.6258							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	114,381.00 x 1.83 = 209,651							
Factor Value								
Adjustments	1.0000			GRM Approach				
Lot Value	209,651			GRM Code				
Residential Data				Gross Rent 0.00				
Type				Indicated Value				
Condition	3 - Average			Multiple Regression				
Quality	3.5 - Average			MRA Code				
Architecture				Adusted R				
Style				Indicated Value				
Exterior Wall				Direct Comparables				
Base/Total Area /				Selection Model A Adam Test				
Style				Adjustment Model 1 2022 Residential				
HVAC				Comparables				
Roof Cover				Indicated Value				
Area on Slab				Value Reconciliation				
Fixture/RghIn /				Selected Approach Cost Approach				
Bed/F/H Bath / /				Improvements				
Basement Area				Lot Value 209,651				
Garage Type				Indicated Value 209,651 0.00 Per SqFt				
Remodel				Agland Value				
Year/Eff Age /				Site Improvements				
Cost Approach				Total Value 209,651 0.00 Total Value Per SqFt				
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	+ 209,651					
Total Area	x	Indicated Value	= 209,651					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value