



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:52:42
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Assessment Data					Primary Image									
Account	660077234				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-8-30\IMG_004 8/30/2021</p>									
Parcel ID	000000-00-0-00667-002-0005													
Cadastral ID	19-20-15-09540													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	316203													
COPELAND, SPENCER														
19305 CYPRESS CT CATOOSA OK 74015-0000														
Parcel Location														
Situs	19305 CYPRESS CT													
Subdivision	REDBUD VILLAGE													
Lot/Block	0005 / 0002	Parcel Size	1 - Lots											
Sec/Twn/Rng	19 / 20 / 15 / 5													
Neighborhood	1149 - R-V03-SW CATOOSA													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.19686018 -95.76122212														
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 5 BLOCK 2 REDBUD VILLAGE														
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					2499/656	SMITH, KIAH	09/10/2015	127,500	YES					
					2202/290	HOPKINS, SHARON M TRUST	09/19/2011	105,000	YES					
					1345/932	GLOVER PROPERTIES INC	01/07/2002	106,500	YES					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	2016	Land Value	10,894	10,894	11%	1,198	Assessed	17,062	1,819.83					
Year Frozen	0	Improvements	185,580	144,220		15,864	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-107.00					
TIF Project ID	0	Total Value	196,474	155,114		17,062	Total Taxable	16,062	1,713.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660077234	COPELAND, SPENCER	1	180,308	1000	15,566	1,660.00							
2024	2024-660077234	COPELAND, SPENCER	1	191,581	1000	15,084	1,591.00							
2023	2023-660077234	COPELAND, SPENCER	1	158,688	1000	14,615	1,500.00							
2022	2022-660077234	COPELAND, SPENCER	1	160,444	1000	14,160	1,421.00							
2021	2021-660077234	COPELAND, SPENCER	1	144,871	1000	13,719	1,207.00							
2020	2020-660077234	COPELAND, SPENCER	1	132,805	1000	13,290	1,177.00							
2019	2019-660077234	COPELAND, SPENCER	1	126,125	1000	12,874	1,156.00							
2018	2018-660077234	COPELAND, SPENCER	1	130,746	1000	13,382	1,194.00							
2017	2017-660077234	COPELAND, SPENCER	1	129,647	1000	13,261	1,197.00							
2016	2016-660077234	COPELAND, SPENCER	1	126,305	1000	12,894	1,147.00							
2015	2015-660077234	COPELAND, SPENCER	1	123,396	0	13,574	1,213.00							
2014	2014-660077234	SMITH, KIAH	1	125,551	0	13,811	1,249.00							
2013	2013-660077234	SMITH, KIAH	1	120,978	0	13,207	1,182.00							



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Lot Data	Square-Foot - NBHD 1149 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.1454 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 6,334.00 x 1.72 = 10,894 Factor Value Adjustments 1.0000 Lot Value 10,894		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,528 / 1,528
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,528
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Finished
Remodel	
Year/Eff Age	2002 / 16

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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	186,011	121.73	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	175,400		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.34	Total Misc Impr	+ 8,485				
Roofing Adj	+ 4.80	Garage Cost	+ 17,341				
Subfloor Adj	+ -1.23	Total RCN	= 229,111				
Heat/Cool Adj	+ 12.27	Depreciation (19%)	- 43,531				
Plumbing Adj	+ 9.85	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 185,580				
Adj Base Cost	= 133.04	Lot Value	+ 10,894				
Total Area	x 1,528	Indicated Value	= 196,474				
Adjusted Cost	= 203,285	Value Per SqFt	128.58				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	185,580		
Lot Value	10,894		
Indicated Value	196,474	128.58	Per SqFt
Agland Value			
Site Improvements			
Total Value	196,474	128.58	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,452.70	5,453
PRCH	SLAB PORCH - COVERED	92794	6x4		24	25.88	621
PRCH	SLAB PORCH - COVERED	92795	94		94	25.65	2,411

