



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 05:32:02
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Assessment Data					Primary Image									
Account	660081232				No Image On File									
Parcel ID	000000-00-0-00628-001-0008													
Cadastral ID	25-24-17-06070													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	2											
Tax Area	29 - CHELSEA OT													
Name ID	345455													
KINCAID, RODNEY SR & CHARLENE														
10128 RATLIFF DR CLAREMORE OK 74017-0000														
Parcel Location														
Situs	05850 S PRAIRIE RD													
Subdivision	PRAIRIE RIDGE													
Lot/Block	0008 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	25 / 24 / 17 / 5													
Neighborhood	1090 - R-V02-NE CHELSEA													
School District	S003 - CHELSEA SCHOOLS													
Legal Description Lat/Long: 36.52684108 -95.44589835														
Building Permits														
LOT 8 BLOCK 1 PRAIRIE RIDGE														
<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					
					/	KOPPENHAVER, RANDY & CARLA	09/27/2024	26,000	WG					
					/	BANK OF COMMERCE	04/19/2021	180,000	WB					
					2700/954	ROBERTS FRAMING LLC	03/30/2018		WB					
					2394/1	BANK OF COMMERCE	03/31/2014	0	3					
					1570/610	CHELSEA PRAIRIE RIDGE, LLC	03/08/2004	0	13					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax						
Remove Cap	2025	Land Value	13,000	13,000	11%	1,430	Assessed	1,430	118.33					
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	13,000	13,000		1,430	Total Taxable	1,430	118.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660081232	KINCAID, RODNEY SR &	29	13,000	0	1,430	118.00							
2024	2024-660081232	KOPPENHAVER, RANDY & CARLA	29	4,550	0	50	4.00							
2023	2023-660081232	KOPPENHAVER, RANDY & CARLA	29	430	0	47	4.00							
2022	2022-660081232	KOPPENHAVER, RANDY & CARLA	29	430	0	47	4.00							
2021	2021-660081232	KOPPENHAVER, RANDY & CARLA	29	430	0	47	4.00							
2020	2020-660081232	BANK OF COMMERCE	29	430	0	47	4.00							
2019	2019-660081232	BANK OF COMMERCE	29	430	0	47	4.00							
2018	2018-660081232	BANK OF COMMERCE	29	430	0	47	4.00							
2017	2017-660081232	ROBERTS FRAMING LLC	29	430	0	47	4.00							
2016	2016-660081232	ROBERTS FRAMING LLC	29	430	0	47	4.00							
2015	2015-660081232	ROBERTS FRAMING LLC	29	430	0	47	4.00							
2014	2014-660081232	ROBERTS FRAMING LLC	29	430	0	47	4.00							
2013	2013-660081232	BANK OF COMMERCE	29	430	0	47	4.00							



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Lot Data		Square-Foot - NBHD 1090 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.2749							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	11,973.00 x .42 = 5,029							
Factor Value				GRM Approach				
Adjustments	2.5850			GRM Code				
Lot Value	13,000			Gross Rent	0.00			
Residential Data				Indicated Value				
Type				Multiple Regression				
Condition	0 -			MRA Code				
Quality	0 -			Adusted R				
Architecture				Indicated Value				
Style				Direct Comparables				
Exterior Wall				Selection Model	A Adam Test			
Base/Total Area /				Adjustment Model	1 2022 Residential			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				Value Reconciliation				
Area on Slab				Selected Approach Cost Approach				
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	13,000			
Basement Area				Indicated Value	13,000	0.00	Per SqFt	
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age /				Total Value 13,000 0.00 Total Value Per SqFt				
Cost Approach				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	+ 13,000					
Total Area	x	Indicated Value	= 13,000					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value