



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 05:31:56
Page 1

Assessment Data				Primary Image							
Account	660081237			No Image On File							
Parcel ID	000000-00-0-00628-001-0013										
Cadastral ID	25-24-17-06120										
Property Type	REAL - Real Property										
Property Class	URP	VI Area	2								
Tax Area	29 - CHELSEA OT										
Name ID	345452										
KINCAID, RODNEY KEITH JR & CARRIE FAYE											
5750 S PRAIRIE DR CHELSEA OK 74016-0000											
Parcel Location											
Situs	05750 S PRAIRIE RD										
Subdivision	PRAIRIE RIDGE										
Lot/Block	0013 / 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: 36.52820565 -95.44588132				Building Permits							
LOT 13 BLOCK 1 PRAIRIE RIDGE				Number	Description	Opened	Closed	Amount			
				R25 506	NEW SFR 1843 SQ FT	05/2025	04/2026	250,000			
Exemptions				Sale History							
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
					/	KOPPENHAVER, RANDY & CARLA	05/05/2025	14,500	YES		
					/	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	2026	Land Value	14,500	14,500	11%	1,595	Assessed	1,595	131.99		
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	14,500	14,500		1,595	Total Taxable	1,595	132.00		
Assessment History											
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660081237	KINCAID, RODNEY KEITH JR &			29	3,600	0	52	4.00		
2024	2024-660081237	KOPPENHAVER, RANDY & CARLA			29	5,093	0	50	4.00		
2023	2023-660081237	KOPPENHAVER, RANDY & CARLA			29	430	0	47	4.00		
2022	2022-660081237	KOPPENHAVER, RANDY & CARLA			29	430	0	47	4.00		
2021	2021-660081237	KOPPENHAVER, RANDY & CARLA			29	430	0	47	4.00		
2020	2020-660081237	BANK OF COMMERCE			29	430	0	47	4.00		
2019	2019-660081237	BANK OF COMMERCE			29	430	0	47	4.00		
2018	2018-660081237	BANK OF COMMERCE			29	430	0	47	4.00		
2017	2017-660081237	ROBERTS FRAMING LLC			29	430	0	47	4.00		
2016	2016-660081237	ROBERTS FRAMING LLC			29	430	0	47	4.00		
2015	2015-660081237	ROBERTS FRAMING LLC			29	430	0	47	4.00		
2014	2014-660081237	ROBERTS FRAMING LLC			29	430	0	47	4.00		
2013	2013-660081237	BANK OF COMMERCE			29	430	0	47	4.00		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 05:31:56
 Page 2

Lot Data		Square-Foot - NBHD 1090 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.3077							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	13,402.00 x .42 = 5,629			GRM Approach				
Factor Value				GRM Code				
Adjustments	2.5759			Gross Rent	0.00			
Lot Value	14,500			Indicated Value				
Residential Data				Multiple Regression				
Type				MRA Code				
Condition	0 -			Adusted R				
Quality	0 -			Indicated Value				
Architecture				Direct Comparables				
Style				Selection Model	A Adam Test			
Exterior Wall				Adjustment Model	1 2022 Residential			
Base/Total Area /				Comparables				
Style				Indicated Value				
HVAC				Value Reconciliation				
Roof Cover				Selected Approach	Cost Approach			
Area on Slab				Improvements				
Fixture/RghIn /				Lot Value	14,500			
Bed/F/H Bath / /				Indicated Value	14,500	0.00	Per SqFt	
Basement Area				Agland Value				
Garage Type				Site Improvements				
Remodel				Total Value	14,500	0.00	Total Value Per SqFt	
Year/Eff Age /								
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	+ 14,500					
Total Area	x	Indicated Value	= 14,500					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value