



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 05:33:02  
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Assessment Data					Primary Image				
Account	660081259				No Image On File				
Parcel ID	000000-00-0-00628-003-0004								
Cadastral ID	25-24-17-06340								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	2						
Tax Area	29 - CHELSEA OT								
Name ID	282992								
KOPPENHAVER, RANDY & CARLA									
129 SE 608 LANE LOCUST GROVE OK 74352-0000									
<b>Parcel Location</b>									
Situs	05905 BLUESTEM WAY								
Subdivision	PRAIRIE RIDGE								
Lot/Block	0004 / 0003	Parcel Size	1 - Lots						
Sec/Twn/Rng	25 / 24 / 17 / 5								
Neighborhood	1090 - R-V02-NE CHELSEA								
School District	S003 - CHELSEA SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.52616346 -95.44420708									
<b>Building Permits</b>									
LOT 4 BLOCK 3 PRAIRIE RIDGE									
		Number	Description	Opened	Closed	Amount			
		R25 7001	NEW SFR 2000 SQ FT	08/2025		160,000			
<b>Exemptions</b>									
<b>Sale History</b>									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	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
<b>Parcel Valuation</b>									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	2022	Land Value	3,600	496	11%	55	Assessed	55	4.55
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	3,600	496		55	Total Taxable	55	5.00
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660081259	KOPPENHAVER, RANDY & CARLA	29	3,600	0	52	4.00		
2024	2024-660081259	KOPPENHAVER, RANDY & CARLA	29	4,706	0	50	4.00		
2023	2023-660081259	KOPPENHAVER, RANDY & CARLA	29	430	0	47	4.00		
2022	2022-660081259	KOPPENHAVER, RANDY & CARLA	29	430	0	47	4.00		
2021	2021-660081259	KOPPENHAVER, RANDY & CARLA	29	430	0	47	4.00		
2020	2020-660081259	BANK OF COMMERCE	29	430	0	47	4.00		
2019	2019-660081259	BANK OF COMMERCE	29	430	0	47	4.00		
2018	2018-660081259	BANK OF COMMERCE	29	430	0	47	4.00		
2017	2017-660081259	ROBERTS FRAMING LLC	29	430	0	47	4.00		
2016	2016-660081259	ROBERTS FRAMING LLC	29	430	0	47	4.00		
2015	2015-660081259	ROBERTS FRAMING LLC	29	430	0	47	4.00		
2014	2014-660081259	ROBERTS FRAMING LLC	29	430	0	47	4.00		
2013	2013-660081259	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	0.2843							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	12,385.00 x 3,600.00 = 3,600							
Factor Value								
Adjustments	1.0000							
Lot Value	3,600							
<b>Residential Data</b>								
Type				<b>GRM Approach</b>				
Condition	0 -			GRM Code				
Quality	0 -			Gross Rent	0.00			
Architecture				Indicated Value				
Style				<b>Multiple Regression</b>				
Exterior Wall				MRA Code				
Base/Total Area /				Adjusted R				
Style				Indicated Value				
HVAC				<b>Direct Comparables</b>				
Roof Cover				Selection Model	A Adam Test			
Area on Slab				Adjustment Model	1 2022 Residential			
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				<b>Value Reconciliation</b>				
Garage Type				Selected Approach	Cost Approach			
Remodel				Improvements				
Year/Eff Age /				Lot Value	3,600			
<b>Cost Approach</b>				<b>Manual : 01/2025</b>				
Base Cost	0.00	Total Misc Impr	+ 0	Indicated Value	3,600			
Roofing Adj	+ 0.00	Garage Cost	+ 0	Agland Value	3,600 0.00 Per SqFt			
Subfloor Adj	+ 0.00	Total RCN	= 0	Site Improvements				
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0	Total Value	3,600 0.00 Total Value Per SqFt			
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 3,600					
Total Area	x	Indicated Value	= 3,600					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value