



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 05:33:04
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Assessment Data					Primary Image									
Account	660081260				No Image On File									
Parcel ID	000000-00-0-00628-003-0005													
Cadastral ID	25-24-17-06350													
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														
Parcel Location														
Situs	05885 BLUESTEM WAY													
Subdivision	PRAIRIE RIDGE													
Lot/Block	0005 / 0003	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: 36.52647116 -95.44430092														
Building Permits														
LOT 5 BLOCK 3 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					
					/	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	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					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660081260	KOPPENHAVER, RANDY & CARLA	29	3,600	0	52	4.00							
2024	2024-660081260	KOPPENHAVER, RANDY & CARLA	29	4,690	0	50	4.00							
2023	2023-660081260	KOPPENHAVER, RANDY & CARLA	29	430	0	47	4.00							
2022	2022-660081260	KOPPENHAVER, RANDY & CARLA	29	430	0	47	4.00							
2021	2021-660081260	KOPPENHAVER, RANDY & CARLA	29	430	0	47	4.00							
2020	2020-660081260	BANK OF COMMERCE	29	430	0	47	4.00							
2019	2019-660081260	BANK OF COMMERCE	29	430	0	47	4.00							
2018	2018-660081260	BANK OF COMMERCE	29	430	0	47	4.00							
2017	2017-660081260	ROBERTS FRAMING LLC	29	430	0	47	4.00							
2016	2016-660081260	ROBERTS FRAMING LLC	29	430	0	47	4.00							
2015	2015-660081260	ROBERTS FRAMING LLC	29	430	0	47	4.00							
2014	2014-660081260	ROBERTS FRAMING LLC	29	430	0	47	4.00							
2013	2013-660081260	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	0.2834							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	12,343.00 x 3,600.00 = 3,600			GRM Approach				
Factor Value				GRM Code				
Adjustments	1.0000			Gross Rent	0.00			
Lot Value	3,600			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	3,600			
Bed/F/H Bath / /				Indicated Value	3,600	0.00	Per SqFt	
Basement Area				Agland Value				
Garage Type				Site Improvements				
Remodel				Total Value	3,600	0.00	Total Value Per SqFt	
Year/Eff Age /				Cost Approach				
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
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	=					
Adj Base Cost	= 0.00	Lot Value	+	3,600				
Total Area	x	Indicated Value	=	3,600				
Adjusted Cost	= 0	Value Per SqFt		0.00				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value