



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 05:33:06
Page 1

| Assessment Data | | | | Primary Image | | | | | | | |
|--|----------------------------|----------------------------|-----------|------------------|-------------|----------------------------|---------------|---------------|-------------|--|--|
| Account | 660081261 | | | No Image On File | | | | | | | |
| Parcel ID | 000000-00-0-00628-003-0006 | | | | | | | | | | |
| Cadastral ID | 25-24-17-06360 | | | | | | | | | | |
| 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 | 05865 BLUESTEM WAY | | | | | | | | | | |
| Subdivision | PRAIRIE RIDGE | | | | | | | | | | |
| Lot/Block | 0006 / 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: 36.52672274 -95.44423137 | | | | Building Permits | | | | | | | |
| LOT 6 BLOCK 3 PRAIRIE RIDGE | | | | 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 | 2025-660081261 | KINCAID, RODNEY SR & | | | 29 | 13,000 | 0 | 1,430 | 118.00 | | |
| 2024 | 2024-660081261 | KOPPENHAVER, RANDY & CARLA | | | 29 | 4,666 | 0 | 50 | 4.00 | | |
| 2023 | 2023-660081261 | KOPPENHAVER, RANDY & CARLA | | | 29 | 430 | 0 | 47 | 4.00 | | |
| 2022 | 2022-660081261 | KOPPENHAVER, RANDY & CARLA | | | 29 | 430 | 0 | 47 | 4.00 | | |
| 2021 | 2021-660081261 | KOPPENHAVER, RANDY & CARLA | | | 29 | 430 | 0 | 47 | 4.00 | | |
| 2020 | 2020-660081261 | BANK OF COMMERCE | | | 29 | 430 | 0 | 47 | 4.00 | | |
| 2019 | 2019-660081261 | BANK OF COMMERCE | | | 29 | 430 | 0 | 47 | 4.00 | | |
| 2018 | 2018-660081261 | BANK OF COMMERCE | | | 29 | 430 | 0 | 47 | 4.00 | | |
| 2017 | 2017-660081261 | ROBERTS FRAMING LLC | | | 29 | 430 | 0 | 47 | 4.00 | | |
| 2016 | 2016-660081261 | ROBERTS FRAMING LLC | | | 29 | 430 | 0 | 47 | 4.00 | | |
| 2015 | 2015-660081261 | ROBERTS FRAMING LLC | | | 29 | 430 | 0 | 47 | 4.00 | | |
| 2014 | 2014-660081261 | ROBERTS FRAMING LLC | | | 29 | 430 | 0 | 47 | 4.00 | | |
| 2013 | 2013-660081261 | BANK OF COMMERCE | | | 29 | 430 | 0 | 47 | 4.00 | | |



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 Page 2

| Lot Data | | Square-Foot - NBHD 1090 #1 | | Primary Image | | | | |
|-----------------------------------|-------------------------|----------------------------|----------|-----------------------------|--------------------|-----------|----------------------|-------|
| Lot Size | | | | | | | | |
| Lot Count | | | | | | | | |
| Units Buildable | 1 | | | | | | | |
| Non-Ag Acres | 0.2819 | | | | | | | |
| Topography | | | | | | | | |
| Street Access | | | | | | | | |
| Utilities | | | | | | | | |
| Amenities | LAND QUALITY | | 0 | | | | | |
| | | | 0 | | | | | |
| Method | Square-Foot | | | | | | | |
| Base Lot Value | 12,278.00 x .42 = 5,157 | | | GRM Approach | | | | |
| Factor Value | | | | GRM Code | | | | |
| Adjustments | 2.5208 | | | Gross Rent | 0.00 | | | |
| Lot Value | 13,000 | | | Indicated Value | | | | |
| Residential Data | | | | Multiple Regression | | | | |
| Type | | | | MRA Code | | | | |
| Condition | 0 - | | | Adjusted 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 | 13,000 | | | |
| Bed/F/H Bath / / | | | | Indicated Value | 13,000 | 0.00 | Per SqFt | |
| Basement Area | | | | Agland Value | | | | |
| Garage Type | | | | Site Improvements | | | | |
| Remodel | | | | Total Value | 13,000 | 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 | + 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 |