



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image					
Account	660081278			No Image On File					
Parcel ID	000000-00-0-00628-004-0003								
Cadastral ID	25-24-17-06840								
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	21525 S RIDGE RD								
Subdivision	PRAIRIE RIDGE								
Lot/Block	0003 / 0004	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: 36.52817450 -95.44429629				Building Permits					
LOT 3 BLOCK 4 PRAIRIE RIDGE				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	2025-660081278	KOPPENHAVER, RANDY & CARLA			29	3,600	0	52	4.00
2024	2024-660081278	KOPPENHAVER, RANDY & CARLA			29	6,052	0	50	4.00
2023	2023-660081278	KOPPENHAVER, RANDY & CARLA			29	430	0	47	4.00
2022	2022-660081278	KOPPENHAVER, RANDY & CARLA			29	430	0	47	4.00
2021	2021-660081278	KOPPENHAVER, RANDY & CARLA			29	430	0	47	4.00
2020	2020-660081278	BANK OF COMMERCE			29	430	0	47	4.00
2019	2019-660081278	BANK OF COMMERCE			29	430	0	47	4.00
2018	2018-660081278	BANK OF COMMERCE			29	430	0	47	4.00
2017	2017-660081278	ROBERTS FRAMING LLC			29	430	0	47	4.00
2016	2016-660081278	ROBERTS FRAMING LLC			29	430	0	47	4.00
2015	2015-660081278	ROBERTS FRAMING LLC			29	430	0	47	4.00
2014	2014-660081278	ROBERTS FRAMING LLC			29	430	0	47	4.00
2013	2013-660081278	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	0.3656							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	15,927.00 x 3,600.00 = 3,600							
Factor Value								
Adjustments	1.0000							
Lot Value	3,600							
<b>Residential Data</b>								
Type								
Condition	0 -							
Quality	0 -							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			<b>GRM Approach</b>				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				<b>Multiple Regression</b>				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				<b>Direct Comparables</b>				
Remodel				Selection Model A Adam Test				
Year/Eff Age	/			Adjustment Model 1 2022 Residential				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
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	+ 3,600					
Total Area	x	Indicated Value	= 3,600					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				<b>Value Reconciliation</b>				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 3,600				
				Indicated Value 3,600 0.00 Per SqFt				
				Agland Value				
				Site Improvements				
				Total Value 3,600 0.00 Total Value Per SqFt				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value