



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 05:34:05
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Assessment Data				Primary Image							
Account	660081281			No Image On File							
Parcel ID	000000-00-0-00628-004-0006										
Cadastral ID	25-24-17-06510										
Property Type	REAL - Real Property										
Property Class	URP	VI Area	2								
Tax Area	29 - CHELSEA OT										
Name ID	349701										
HUGHES, DUSTIN											
1811 HILLCREST RD CLAREMORE OK 74019-0000											
Parcel Location											
Situs	21585 S RIDGE RD										
Subdivision	PRAIRIE RIDGE										
Lot/Block	0006 / 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: 36.52819249 -95.44327215				Building Permits							
LOT 6 BLOCK 4 PRAIRIE RIDGE				Number	Description	Opened	Closed	Amount			
Exemptions				Sale History							
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
					/	KOPPENHAVER, RANDY & CARLA	03/06/2026	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	2027	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	2025-660081281	KOPPENHAVER, RANDY & CARLA			29	3,600	0	52	4.00		
2024	2024-660081281	KOPPENHAVER, RANDY & CARLA			29	4,809	0	50	4.00		
2023	2023-660081281	KOPPENHAVER, RANDY & CARLA			29	430	0	47	4.00		
2022	2022-660081281	KOPPENHAVER, RANDY & CARLA			29	430	0	47	4.00		
2021	2021-660081281	KOPPENHAVER, RANDY & CARLA			29	430	0	47	4.00		
2020	2020-660081281	BANK OF COMMERCE			29	430	0	47	4.00		
2019	2019-660081281	BANK OF COMMERCE			29	430	0	47	4.00		
2018	2018-660081281	BANK OF COMMERCE			29	430	0	47	4.00		
2017	2017-660081281	ROBERTS FRAMING LLC			29	430	0	47	4.00		
2016	2016-660081281	ROBERTS FRAMING LLC			29	430	0	47	4.00		
2015	2015-660081281	ROBERTS FRAMING LLC			29	430	0	47	4.00		
2014	2014-660081281	ROBERTS FRAMING LLC			29	430	0	47	4.00		
2013	2013-660081281	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	0.2905							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	12,655.00 x 3,600.00 = 3,600							
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	3,600			Gross Rent	0.00			
Residential Data				Indicated Value				
Type				Multiple Regression				
Condition	0 -			MRA Code				
Quality	0 -			Adusted R				
Architecture				Indicated Value				
Style				Direct Comparables				
Exterior Wall				Selection Model	A Adam Test			
Base/Total Area /				Adjustment Model	1 2022 Residential			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				Value Reconciliation				
Area on Slab				Selected Approach Cost Approach				
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	3,600			
Basement Area				Indicated Value	3,600	0.00	Per SqFt	
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age /				Total Value 3,600 0.00 Total Value Per SqFt				
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	+ 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