



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 660081284 Parcel ID 000000-00-0-00628-004-0009 Cadastral ID 25-24-17-06540 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 21642 S RIDGE RD Subdivision PRAIRIE RIDGE Lot/Block 0009 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 25 / 24 / 17 / 5 Neighborhood 1090 - R-V02-NE CHELSEA School District S003 - CHELSEA SCHOOLS					No Image On File																																																	
Legal Description Lat/Long: 36.52767791 -95.44232037					Building Permits																																																	
LOT 9 BLOCK 4 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					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>82.750</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2022</td> <td>Land Value 3,600</td> <td>496</td> <td>11%</td> <td>55</td> <td>Assessed</td> <td>55</td> <td>4.55</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 0</td> <td>0</td> <td> </td> <td>0</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 3,600</td> <td>496</td> <td> </td> <td>55</td> <td>Total Taxable</td> <td>55</td> <td>5.00</td> </tr> </tbody> </table>					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
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660081284	KOPPENHAVER, RANDY & CARLA	29	3,600	0	52	4.00																																															
2024	2024-660081284	KOPPENHAVER, RANDY & CARLA	29	5,510	0	50	4.00																																															
2023	2023-660081284	KOPPENHAVER, RANDY & CARLA	29	430	0	47	4.00																																															
2022	2022-660081284	KOPPENHAVER, RANDY & CARLA	29	430	0	47	4.00																																															
2021	2021-660081284	KOPPENHAVER, RANDY & CARLA	29	430	0	47	4.00																																															
2020	2020-660081284	BANK OF COMMERCE	29	430	0	47	4.00																																															
2019	2019-660081284	BANK OF COMMERCE	29	430	0	47	4.00																																															
2018	2018-660081284	BANK OF COMMERCE	29	430	0	47	4.00																																															
2017	2017-660081284	ROBERTS FRAMING LLC	29	430	0	47	4.00																																															
2016	2016-660081284	ROBERTS FRAMING LLC	29	430	0	47	4.00																																															
2015	2015-660081284	ROBERTS FRAMING LLC	29	430	0	47	4.00																																															
2014	2014-660081284	ROBERTS FRAMING LLC	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	0.3328							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	14,499.00 x 3,600.00 = 3,600							
Factor Value								
Adjustments	1.0000							
Lot Value	3,600							
Residential Data				GRM Approach				
Type				GRM Code				
Condition	0 -			Gross Rent	0.00			
Quality	0 -			Indicated Value				
Architecture				Multiple Regression				
Style				MRA Code				
Exterior Wall				Adusted R				
Base/Total Area /				Indicated Value				
Style				Direct Comparables				
HVAC				Selection Model	A Adam Test			
Roof Cover				Adjustment Model	1 2022 Residential			
Area on Slab				Comparables				
Fixture/RghIn /				Indicated Value				
Bed/F/H Bath / /				Value Reconciliation				
Basement Area				Selected Approach	Cost Approach			
Garage Type				Improvements				
Remodel				Lot Value	3,600			
Year/Eff Age /				Indicated Value	3,600	0.00	Per SqFt	
				Agland Value				
				Site Improvements				
				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