



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 05:33:43
 Page 1

Assessment Data	Primary Image
Account 660081300 Parcel ID 000000-00-0-00628-004-0025 Cadastral ID 25-24-17-06700 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 05937 CLOVER LN Subdivision PRAIRIE RIDGE Lot/Block 0025 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 25 / 24 / 17 / 5 Neighborhood 1090 - R-V02-NE CHELSEA School District S003 - CHELSEA SCHOOLS	<p>No Image On File</p>

Legal Description Lat/Long: 36.52568914 -95.44302361	Building Permits
-------------------------------------------------------------	-------------------------

Number	Description	Opened	Closed	Amount
LOT 25 BLOCK 4 PRAIRIE RIDGE				

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	2025-660081300	KOPPENHAVER, RANDY & CARLA	29	3,600	0	52	4.00
2024	2024-660081300	KOPPENHAVER, RANDY & CARLA	29	6,034	0	50	4.00
2023	2023-660081300	KOPPENHAVER, RANDY & CARLA	29	430	0	47	4.00
2022	2022-660081300	KOPPENHAVER, RANDY & CARLA	29	430	0	47	4.00
2021	2021-660081300	KOPPENHAVER, RANDY & CARLA	29	430	0	47	4.00
2020	2020-660081300	BANK OF COMMERCE	29	430	0	47	4.00
2019	2019-660081300	BANK OF COMMERCE	29	430	0	47	4.00
2018	2018-660081300	BANK OF COMMERCE	29	430	0	47	4.00
2017	2017-660081300	ROBERTS FRAMING LLC	29	430	0	47	4.00
2016	2016-660081300	ROBERTS FRAMING LLC	29	430	0	47	4.00
2015	2015-660081300	ROBERTS FRAMING LLC	29	430	0	47	4.00
2014	2014-660081300	ROBERTS FRAMING LLC	29	430	0	47	4.00
2013	2013-660081300	BANK OF COMMERCE	29	430	0	47	4.00



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 05:33:44
 Page 2

Lot Data		Square-Foot - NBHD 1090 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.3645							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	15,879.00 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				
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