



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																							
<b>Account</b> 660081301 <b>Parcel ID</b> 000000-00-0-00628-004-0026 <b>Cadastral ID</b> 25-24-17-06710 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 2 <b>Tax Area</b> 29 - CHELSEA OT <b>Name ID</b> 282992 KOPPENHAVER, RANDY & CARLA  129 SE 608 LANE LOCUST GROVE OK 74352-0000  <b>Parcel Location</b> <b>Situs</b> 05947 CLOVER LN <b>Subdivision</b> PRAIRIE RIDGE <b>Lot/Block</b> 0026 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 25 / 24 / 17 / 5 <b>Neighborhood</b> 1090 - R-V02-NE CHELSEA <b>School District</b> S003 - CHELSEA SCHOOLS					No Image On File																																							
<b>Legal Description</b> Lat/Long: 36.52566569 -95.44327184					<b>Building Permits</b>																																							
LOT 26 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																														
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<b>Parcel Valuation</b>					<b>Sale History</b>																																							
<b>Source</b>	REAL		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	82.750	<b>Current Tax</b>																																			
<b>Remove Cap</b>	2022	<b>Land Value</b>	3,600	496	11%	55	<b>Assessed</b>	55	4.55																																			
<b>Year Frozen</b>	0	<b>Improvements</b>	0	0		0	<b>Penalty</b>	0																																				
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00																																			
<b>TIF Project ID</b>	0	<b>Total Value</b>	3,600	496		55	<b>Total Taxable</b>	55	5.00																																			
<b>Assessment History</b>																																												
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																																			
2025	2025-660081301	KOPPENHAVER, RANDY & CARLA			29	3,600	0	52	4.00																																			
2024	2024-660081301	KOPPENHAVER, RANDY & CARLA			29	3,932	0	50	4.00																																			
2023	2023-660081301	KOPPENHAVER, RANDY & CARLA			29	430	0	47	4.00																																			
2022	2022-660081301	KOPPENHAVER, RANDY & CARLA			29	430	0	47	4.00																																			
2021	2021-660081301	KOPPENHAVER, RANDY & CARLA			29	430	0	47	4.00																																			
2020	2020-660081301	BANK OF COMMERCE			29	430	0	47	4.00																																			
2019	2019-660081301	BANK OF COMMERCE			29	430	0	47	4.00																																			
2018	2018-660081301	BANK OF COMMERCE			29	430	0	47	4.00																																			
2017	2017-660081301	ROBERTS FRAMING LLC			29	430	0	47	4.00																																			
2016	2016-660081301	ROBERTS FRAMING LLC			29	430	0	47	4.00																																			
2015	2015-660081301	ROBERTS FRAMING LLC			29	430	0	47	4.00																																			
2014	2014-660081301	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	0.2375							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	10,347.00 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