



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 05:33:50
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Assessment Data				Primary Image							
Account	660081302			No Image On File							
Parcel ID	000000-00-0-00628-004-0027										
Cadastral ID	25-24-17-06720										
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	05967 CLOVER LN										
Subdivision	PRAIRIE RIDGE										
Lot/Block	0027 / 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: 36.52541281 -95.44318438				Building Permits							
LOT 27 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	2025-660081302	KOPPENHAVER, RANDY & CARLA			29	3,600	0	52	4.00		
2024	2024-660081302	KOPPENHAVER, RANDY & CARLA			29	5,299	0	50	4.00		
2023	2023-660081302	KOPPENHAVER, RANDY & CARLA			29	430	0	47	4.00		
2022	2022-660081302	KOPPENHAVER, RANDY & CARLA			29	430	0	47	4.00		
2021	2021-660081302	KOPPENHAVER, RANDY & CARLA			29	430	0	47	4.00		
2020	2020-660081302	BANK OF COMMERCE			29	430	0	47	4.00		
2019	2019-660081302	BANK OF COMMERCE			29	430	0	47	4.00		
2018	2018-660081302	BANK OF COMMERCE			29	430	0	47	4.00		
2017	2017-660081302	ROBERTS FRAMING LLC			29	430	0	47	4.00		
2016	2016-660081302	ROBERTS FRAMING LLC			29	430	0	47	4.00		
2015	2015-660081302	ROBERTS FRAMING LLC			29	430	0	47	4.00		
2014	2014-660081302	ROBERTS FRAMING LLC			29	430	0	47	4.00		
2013	2013-660081302	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	0.3202							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY					0		
						0		
Method	Square-Foot							
Base Lot Value	13,946.00 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		
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
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	=					
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