



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 15:13:11
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Assessment Data				Primary Image						
Account	660081306			No Image On File						
Parcel ID	000000-00-0-00628-005-0001									
Cadastral ID	25-24-17-06760									
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	21550 MEADOW LN									
Subdivision	PRAIRIE RIDGE									
Lot/Block	0001 / 0005	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: 36.52503478 -95.44413483				Building Permits						
LOT 1 BLOCK 5 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	2025-660081306	KOPPENHAVER, RANDY & CARLA			29	3,600	0	52	4.00	
2024	2024-660081306	KOPPENHAVER, RANDY & CARLA			29	4,454	0	50	4.00	
2023	2023-660081306	KOPPENHAVER, RANDY & CARLA			29	430	0	47	4.00	
2022	2022-660081306	KOPPENHAVER, RANDY & CARLA			29	430	0	47	4.00	
2021	2021-660081306	KOPPENHAVER, RANDY & CARLA			29	430	0	47	4.00	
2020	2020-660081306	BANK OF COMMERCE			29	430	0	47	4.00	
2019	2019-660081306	BANK OF COMMERCE			29	430	0	47	4.00	
2018	2018-660081306	BANK OF COMMERCE			29	430	0	47	4.00	
2017	2017-660081306	ROBERTS FRAMING LLC			29	430	0	47	4.00	
2016	2016-660081306	ROBERTS FRAMING LLC			29	430	0	47	4.00	
2015	2015-660081306	ROBERTS FRAMING LLC			29	430	0	47	4.00	
2014	2014-660081306	ROBERTS FRAMING LLC			29	430	0	47	4.00	
2013	2013-660081306	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	0.269							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	11,720.00 x 3,600.00 = 3,600							
Factor Value								
Adjustments	1.0000							
Lot Value	3,600							
Residential Data								
Type								
Condition	0 -							
Quality	0 -							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model A Adam Test				
Year/Eff Age	/			Adjustment Model 1 2022 Residential				
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					
				Value Reconciliation				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 3,600				
				Indicated Value 3,600 0.00 Per SqFt				
				Agland Value				
				Site Improvements				
				Total Value 3,600 0.00 Total Value Per SqFt				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value