



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 05:34:18  
Page 1

Assessment Data				Primary Image					
Account	660081309			No Image On File					
Parcel ID	000000-00-0-00628-005-0004								
Cadastral ID	25-24-17-06790								
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	21490 MEADOW LN								
Subdivision	PRAIRIE RIDGE								
Lot/Block	0004 / 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: 36.52494971 -95.44499426				Building Permits					
LOT 4 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	2025-660081309	KOPPENHAVER, RANDY & CARLA			29	3,600	0	52	4.00
2024	2024-660081309	KOPPENHAVER, RANDY & CARLA			29	4,465	0	50	4.00
2023	2023-660081309	KOPPENHAVER, RANDY & CARLA			29	430	0	47	4.00
2022	2022-660081309	KOPPENHAVER, RANDY & CARLA			29	430	0	47	4.00
2021	2021-660081309	KOPPENHAVER, RANDY & CARLA			29	430	0	47	4.00
2020	2020-660081309	BANK OF COMMERCE			29	430	0	47	4.00
2019	2019-660081309	BANK OF COMMERCE			29	430	0	47	4.00
2018	2018-660081309	BANK OF COMMERCE			29	430	0	47	4.00
2017	2017-660081309	ROBERTS FRAMING LLC			29	430	0	47	4.00
2016	2016-660081309	ROBERTS FRAMING LLC			29	430	0	47	4.00
2015	2015-660081309	ROBERTS FRAMING LLC			29	430	0	47	4.00
2014	2014-660081309	ROBERTS FRAMING LLC			29	430	0	47	4.00
2013	2013-660081309	BANK OF COMMERCE			29	430	0	47	4.00



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 Page 2

Lot Data		Square-Foot - NBHD 1090 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.2697							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	11,749.00 x 3,600.00 = 3,600							
Factor Value				<b>GRM Approach</b>				
Adjustments	1.0000			GRM Code				
Lot Value	3,600			Gross Rent	0.00			
<b>Residential Data</b>				Indicated Value				
Type				<b>Multiple Regression</b>				
Condition	0 -			MRA Code				
Quality	0 -			Adusted R				
Architecture				Indicated Value				
Style				<b>Direct Comparables</b>				
Exterior Wall				Selection Model	A Adam Test			
Base/Total Area /				Adjustment Model	1 2022 Residential			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				<b>Value Reconciliation</b>				
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				
<b>Cost Approach</b>				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					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value