



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image				
Account	660083429				No Image On File				
Parcel ID	000000-00-0-00553-003-0000								
Cadastral ID	31-21-15-04520								
Property Type	REAL - Real Property								
Property Class	DENT	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	294574								
COOPER RANCH ASSOCIATION									
INC									
PO BOX 419									
OWASSO OK 74055-0000									
Parcel Location									
Situs									
Subdivision	OAKRIDGE AT COOPER RANCH III								
Lot/Block	/	Parcel Size 1 - Lots							
Sec/Twn/Rng	31 / 21 / 15 / 5								
Neighborhood	1175 - R-V01-SW CLAREMORE								
School District	S021 - OWASSO SCHOOLS								
Legal Description									
Lat/Long: 36.26324168 -95.75109333									
Building Permits									
DETENTION AREA OF OAKRIDGE III AT COOPER RANCH									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1846/671	KOURTIS PROPERIES-COOPER-RAN	02/19/2007	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	0	Land Value 237,447	0	11%	0	Assessed	0	0.00	
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 237,447	0		0	Total Taxable	0	0.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660083429	COOPER RANCH ASSOCIATION	7	237,447	0		.00		
2024	2024-660083429	COOPER RANCH ASSOCIATION	7	276,455	0		.00		
2023	2023-660083429	COOPER RANCH ASSOCIATION	7	90,000	0		.00		
2022	2022-660083429	COOPER RANCH ASSOCIATION	7	45,000	0		.00		
2021	2021-660083429	COOPER RANCH ASSOCIATION	7	45,000	0		.00		
2020	2020-660083429	COOPER RANCH ASSOCIATION	7	45,000	0		.00		
2019	2019-660083429	COOPER RANCH ASSOCIATION	7	45,000	0		.00		
2018	2018-660083429	COOPER RANCH ASSOCIATION	7	45,000	0		.00		
2017	2017-660083429	COOPER RANCH ASSOCIATION	7	45,000	0		.00		
2016	2016-660083429	COOPER RANCH ASSOCIATION	7	56,000	0		.00		
2015	2015-660083429	COOPER RANCH ASSOCIATION	7	56,000	0		.00		
2014	2014-660083429	COOPER RANCH ASSOCIATION	7	56,000	0		.00		
2013	2013-660083429	COOPER RANCH ASSOCIATION	7	1	0		.00		



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Lot Data		Square-Foot - NBHD 1175 #1		Primary Image				
Lot Size								
Lot Count	1							
Units Buildable	1							
Non-Ag Acres	3.9021							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	169,973.00 x 1.40 = 237,447							
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	237,447			Gross Rent	0.00			
Residential Data				Indicated Value				
Type				Multiple Regression				
Condition	3 - Average			MRA Code				
Quality	3.5 - Average			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	237,447			
Basement Area				Indicated Value	237,447	0.00	Per SqFt	
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age /				Total Value	237,447	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	+ 237,447					
Total Area	x	Indicated Value	= 237,447					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value