



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 12:44:06
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Assessment Data				Primary Image					
Account	660084080			No Image On File					
Parcel ID	21N16E-17-4-00000-000-0000								
Cadastral ID	17-21-16-13020								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	282992								
KOPPENHAVER, RANDY & CARLA									
129 SE 608 LANE LOCUST GROVE OK 74352-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	.2 - Acres						
Sec/Twn/Rng	17 / 21 / 16 / 4								
Neighborhood	2116 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.29884851 -95.62284187									
E 86.25' OF S 100' N 200' W 325' S/2 NW/4 SW/4 SE/4									
Building Permits									
Number Description Opened Closed Amount									
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					1573/864	KOPPENHAVER, RANDY & CARLA	03/25/2004	0	11
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	0	Land Value	7,450	7,398	11%	814	Assessed	814	75.24
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	7,450	7,398		814	Total Taxable	814	75.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660084080	KOPPENHAVER, RANDY & CARLA			17	7,450	0	775	72.00
2024	2024-660084080	KOPPENHAVER, RANDY & CARLA			17	7,450	0	738	68.00
2023	2023-660084080	KOPPENHAVER, RANDY & CARLA			17	11,450	0	703	64.00
2022	2022-660084080	KOPPENHAVER, RANDY & CARLA			17	11,450	0	670	62.00
2021	2021-660084080	KOPPENHAVER, RANDY & CARLA			17	11,450	0	638	56.00
2020	2020-660084080	KOPPENHAVER, RANDY & CARLA			17	11,450	0	608	56.00
2019	2019-660084080	KOPPENHAVER, RANDY & CARLA			17	11,450	0	579	54.00
2018	2018-660084080	KOPPENHAVER, RANDY & CARLA			17	11,450	0	551	51.00
2017	2017-660084080	KOPPENHAVER, RANDY & CARLA			17	11,450	0	525	48.00
2016	2016-660084080	KOPPENHAVER, RANDY & CARLA			17	11,450	0	500	47.00
2015	2015-660084080	KOPPENHAVER, RANDY & CARLA			17	11,450	0	476	43.00
2014	2014-660084080	KOPPENHAVER, RANDY & CARLA			17	11,450	0	454	42.00
2013	2013-660084080	KOPPENHAVER, RANDY & CARLA			17	11,450	0	432	40.00



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Lot Data		Square-Foot - NBHD 2116 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	0.2							
Non-Ag Acres	0.1943							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	8,466.00 x .88 = 7,450							
Factor Value								
Adjustments	1.0000							
Lot Value	7,450							
Residential Data								
Type								
Condition	-							
Quality	-							
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 NewTest				
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	+	7,450				
Total Area	x	Indicated Value	=	7,450				
Adjusted Cost	= 0	Value Per SqFt		0.00				
Value Reconciliation								
Selected Approach Cost Approach								
Improvements								
Lot Value	7,450							
Indicated Value	7,450	0.00	Per SqFt					
Agland Value								
Site Improvements								
Total Value	7,450	0.00	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value