



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 12:44:08
Page 1

Assessment Data				Primary Image					
Account	660084081			No Image On File					
Parcel ID	21N16E-17-4-00000-000-0000								
Cadastral ID	17-21-16-13010								
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	.16 - Acres						
Sec/Twn/Rng	17 / 21 / 16 / 4								
Neighborhood	2116 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.29892427 -95.62332873				Building Permits					
E 71.25' W 238.75' OF S 100' N 200' 325' OF S/2 NW/4 SE/4				Number	Description	Opened	Closed	Amount	
				R5	R5 SPLIT	03/2004	11/2004		
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					1573/863	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	6,172	6,172	11%	679	Assessed	679	62.76
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	6,172	6,172	679	Total Taxable	679	63.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660084081	KOPPENHAVER, RANDY & CARLA	17	6,172	0	679	63.00		
2024	2024-660084081	KOPPENHAVER, RANDY & CARLA	17	6,172	0	679	63.00		
2023	2023-660084081	KOPPENHAVER, RANDY & CARLA	17	9,160	0	651	60.00		
2022	2022-660084081	KOPPENHAVER, RANDY & CARLA	17	9,160	0	620	57.00		
2021	2021-660084081	KOPPENHAVER, RANDY & CARLA	17	9,160	0	590	52.00		
2020	2020-660084081	KOPPENHAVER, RANDY & CARLA	17	9,160	0	562	51.00		
2019	2019-660084081	KOPPENHAVER, RANDY & CARLA	17	9,160	0	535	50.00		
2018	2018-660084081	KOPPENHAVER, RANDY & CARLA	17	9,160	0	510	47.00		
2017	2017-660084081	KOPPENHAVER, RANDY & CARLA	17	9,160	0	486	45.00		
2016	2016-660084081	KOPPENHAVER, RANDY & CARLA	17	9,160	0	463	43.00		
2015	2015-660084081	KOPPENHAVER, RANDY & CARLA	17	9,160	0	441	40.00		
2014	2014-660084081	KOPPENHAVER, RANDY & CARLA	17	9,160	0	420	39.00		
2013	2013-660084081	KOPPENHAVER, RANDY & CARLA	17	9,160	0	400	37.00		



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 Page 2

Lot Data		Square-Foot - NBHD 2116 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	0.16							
Non-Ag Acres	0.161							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	7,014.00 x .88 = 6,172							
Factor Value								
Adjustments	1.0000							
Lot Value	6,172							
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		Comparables				
Base Cost	0.00	Total Misc Impr	+ 0	Indicated Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Value Reconciliation				
Subfloor Adj	+ 0.00	Total RCN	= 0	Selected Approach	Cost Approach			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0	Improvements				
Plumbing Adj	+ 0.00	Lump Sums	+ 0	Lot Value	6,172			
Basement Adj	+ 0.00	RCNLD	= 0	Indicated Value	6,172			
Adj Base Cost	= 0.00	Lot Value	+ 6,172	Agland Value	0.00 Per SqFt			
Total Area	x	Indicated Value	= 6,172	Site Improvements				
Adjusted Cost	= 0	Value Per SqFt	0.00	Total Value	6,172 0.00 Total Value Per SqFt			
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value