



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:55:35
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Assessment Data				Primary Image					
Account	660107178			No Image On File					
Parcel ID	22N15E-19-1-00000-007-0000								
Cadastral ID	19-22-15-00470								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	4						
Tax Area	28 - COLLINSVILLE/LIME FIRE								
Name ID	340813								
COPPERTOP RANCH LLC									
1033 N REDBUD AVE BROKEN ARROW OK 74012-0000									
Parcel Location									
Situs	04407 E CANEY RIVER RD								
Subdivision									
Lot/Block	/	Parcel Size	90.21 - Acres						
Sec/Twn/Rng	19 / 22 / 15 / 1								
Neighborhood	6020 - UNPLATTED								
School District	S026 - COLLINSVILLE SCHOOLS								
Legal Description Lat/Long: 36.37367706 -95.75039534				Building Permits					
TR DESC 2022-012858 DESC AS COMM SE/C SEC; N01.1716W 1322.73 S88.5145W 922.75' CURVE LEFT RAD 7500 CENT ANG 08.1046 CHORD BEAR S 84.4622W LENGTH 1069.76' ARC DIST 1070.67' TO POB; CURVE LEFT RAD 7500 CENT ANG 01.1320 BEAR S80.0419W LENGTH 159.99 ARC DIST 160'; S79.2739W 780.01'; N21.3429W				Number	Description	Opened	Closed	Amount	
				S22	S23 SPLIT	08/2022	09/2022		
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	HIGHFILL PROPERTIES LLC 70.43% &	02/08/2023	650,000	21
					/	THE RANCH AT CANEY RIVER LLC	07/28/2022	0	4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax
Remove Cap	2024	Land Value	12,265	9,900	11%	1,089	Assessed	1,089	122.73
Year Frozen		Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	12,265	9,900		1,089	Total Taxable	1,089	123.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660107178	COPPERTOP RANCH LLC			28	9,612	0	1,057	119.00
2024	2024-660107178	COPPERTOP RANCH LLC			28	9,612	0	1,057	121.00
2023	2023-660107178	COPPERTOP RANCH LLC			28	9,612	0	1,057	119.00
2022	2022-660107178	HIGHFILL PROPERTIES LLC 70.43% &			28	9,742	0	1,072	120.00



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Lot Data		Primary Image	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method			
Base Lot Value			
Factor Value		GRM Approach	
Adjustments		GRM Code	
Lot Value		Gross Rent	0.00
Residential Data		Indicated Value	
Type		Multiple Regression	
Condition	-	MRA Code	
Quality	-	Adjusted R	
Architecture		Indicated Value	
Style		Direct Comparables	
Exterior Wall		Selection Model	1 Res
Base/Total Area	/	Adjustment Model	A2 AO Test
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	
Basement Area		Indicated Value	0.00 Per SqFt
Garage Type		Agland Value	12,265
Remodel		Site Improvements	
Year/Eff Age	/	Total Value	12,265 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	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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Agland Inventory

660107178

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			26.543	108	108	2,867	2,867
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80			39.524	192	192	7,589	7,589
SO	SOGN SOILS	NTV PST	15			15.642	36	36	563	563
VE	VERDIGRIS CLAY LOAM	TMBR	90			6.801	162	162	1,102	1,102
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			1.700	85	85	144	144
TMBR Totals						90.210			12,265	12,265
Total Agland						90.210			12,265	12,265