



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660010271				No Image On File									
Parcel ID	24N18E-09-1-00000-000-0000													
Cadastral ID	09-24-18-00400													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	14 - CHELSEA RURAL													
Name ID	341997													
3-D CONSERVATION GROUP LLC														
25101 E 71ST ST S BROKEN ARROW OK 74014-0000														
Parcel Location														
Situs														
Subdivision														
Lot/Block	/	Parcel Size	69.96 - Acres											
Sec/Twn/Rng	9 / 24 / 18 / 1													
Neighborhood	4050 - CHELSEA FOYIL RURAL													
School District	S003 - CHELSEA SCHOOLS													
Legal Description Lat/Long: 36.57756558 -95.38483438														
SE NE LESS TR DESC 2024-007355 AS BEG SE/C NE; S88.2712W 660'; N01.5544W 660'; N88.2712E 660'; S01.5544E 660' TO POB. NE SW NE W2 SW NE & SE SW NE														
Building Permits														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	O'CONNOR, JAMES JEFFREY	04/02/2025	294,000	21					
					/	LANGLEY, JEFFREY SCOTT &	01/25/2021	285,000	WG					
					2214/354	GREER, EDGAR E ET AL	11/22/2011	120,000	11					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax						
Remove Cap	2026	Land Value	13,037	13,037	11%	1,434	Assessed	1,434	118.66					
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	13,037	13,037	1,434	Total Taxable	1,434	119.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660010271	3-D CONSERVATION GROUP LLC	14	13,037	0	285	24.00							
2024	2024-660010271	O'CONNOR, JAMES JEFFREY	14	5,490	0	147	12.00							
2023	2023-660010271	O'CONNOR, JAMES JEFFREY	14	6,782	0	190	16.00							
2022	2022-660010271	O'CONNOR, JAMES JEFFREY	14	1,680	0	185	16.00							
2021	2021-660010271	O'CONNOR, JAMES JEFFREY	14	1,680	0	185	16.00							
2020	2020-660010271	LANGLEY, JEFFREY SCOTT &	14	1,680	0	185	16.00							
2019	2019-660010271	LANGLEY, JEFFREY SCOTT &	14	1,680	0	185	16.00							
2018	2018-660010271	LANGLEY, JEFFREY SCOTT &	14	1,680	0	185	16.00							
2017	2017-660010271	LANGLEY, JEFFREY SCOTT &	14	1,680	0	185	16.00							
2016	2016-660010271	LANGLEY, JEFFREY SCOTT &	14	1,680	0	185	16.00							
2015	2015-660010271	LANGLEY, JEFFREY SCOTT &	14	1,680	0	185	16.00							
2014	2014-660010271	LANGLEY, JEFFREY SCOTT &	14	1,680	0	185	16.00							
2013	2013-660010271	LANGLEY, JEFFREY SCOTT &	14	1,680	0	185	16.00							



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Lot Data Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE) Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Units-Buildable Base Lot Value Factor Value Adjustments Lot Value		Primary Image	
Residential Data Type Condition - Quality - Architecture Style Exterior Wall Base/Total Area / Style HVAC Roof Cover Area on Slab Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age /		GRM Approach GRM Code Gross Rent 0.00 Indicated Value	
		Multiple Regression MRA Code Adjusted R Indicated Value	
		Direct Comparables Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value	
Cost Approach Manual : 01/2025		Value Reconciliation	
Base Cost 0.00 Roofing Adj + 0.00 Subfloor Adj + 0.00 Heat/Cool Adj + 0.00 Plumbing Adj + 0.00 Basement Adj + 0.00 Adj Base Cost = 0.00 Total Area x Adjusted Cost = 0	Total Misc Impr + 0 Garage Cost + Total RCN = 0 Depreciation (0%) - 0 Lump Sums + 0 RCNLD = Lot Value + Indicated Value = Value Per SqFt 0.00	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Agland Value 13,037 Site Improvements Total Value 13,037 0.00 Total Value Per SqFt	
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			3.960	122	122	485	485
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			1.000	72	72	72	72
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			65.000	192	192	12,480	12,480
NTV PST Totals						69.960			13,037	13,037
Total Agland						69.960			13,037	13,037