



# 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	660018963				<p>660018963 06/13/24</p> <p>6/18/2024</p>				
Parcel ID	24N17E-21-3-00000-000-0000								
Cadastral ID	21-24-17-00800								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	14 - CHELSEA RURAL								
Name ID	349443								
PEVERLEY, JENNIFER & CLINTON									
5101 S 4210 RD CHELSEA OK 74016-0000									
Parcel Location									
Situs	05101 S 4210 RD								
Subdivision									
Lot/Block	/	Parcel Size	19.23 - Acres						
Sec/Twn/Rng	21 / 24 / 17 / 3								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.54093203 -95.50583171									
SW SW; LESS N 238.82' THEREOF & THAT PT CONT IN SW SW OF TRACT DESC IN BOOK 2059/76 (LOCATED IN E2) & LESS 25 AC TR DESC AS: COMM SW/C SW SW; N00.3941W ALG W/L 1076.12' TO POB; S89-40-41E 936.33; N30- 2431E 62.88'; N13-18-04E 102.18'; N40-24-42E 194.94'; S84-48-20E					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	O'RILEY, MATTHEW & KRISTI	02/19/2026	455,000	WB
					/	GREEN, TOM R & BILLIE SUE	02/25/2022	410,000	WG
					900/795	SELLER	12/01/1991	0	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax
Remove Cap	2027	Land Value	1,345	1,345	11%	148	Assessed	14,223	1,176.95
Year Frozen	2017	Improvements	163,283	127,950		14,075	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	164,628	129,295		14,223	Total Taxable	14,223	1,177.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660018963	O'RILEY, MATTHEW & KRISTI			14	162,174	0	13,809	1,143.00
2024	2024-660018963	O'RILEY, MATTHEW & KRISTI			14	154,186	0	13,406	1,131.00
2023	2023-660018963	O'RILEY, MATTHEW & KRISTI			14	118,325	0	13,016	1,109.00
2022	2022-660018963	O'RILEY, MATTHEW & KRISTI			14	118,319	1000	5,025	425.00
2021	2021-660018963	GREEN, TOM R & BILLIE SUE			14	123,990	1000	5,024	426.00
2020	2020-660018963	GREEN, TOM R & BILLIE SUE			14	123,033	1000	5,025	426.00
2019	2019-660018963	GREEN, TOM R & BILLIE SUE			14	118,130	1000	5,025	432.00
2018	2018-660018963	GREEN, TOM R & BILLIE SUE			14	123,678	1000	5,025	429.00
2017	2017-660018963	GREEN, TOM R & BILLIE SUE			14	122,147	1000	5,024	431.00
2016	2016-660018963	GREEN, TOM R & BILLIE SUE			14	115,253	1000	4,849	423.00
2015	2015-660018963	GREEN, TOM R & BILLIE SUE			14	111,409	1000	4,679	403.00
2014	2014-660018963	GREEN, TOM R & BILLIE SUE			14	113,706	1000	4,513	402.00
2013	2013-660018963	GREEN, TOM R & BILLIE SUE			14	108,175	1000	4,353	386.00



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<b>Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE)</b>	
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	



<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,437 / 1,437
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,437
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	928 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1988 / 29

<b>GRM Approach</b>	
GRM Code	
Gross Rent	0.00
Indicated Value	

<b>Multiple Regression</b>	
MRA Code	
Adjusted R	
Indicated Value	

<b>Direct Comparables</b>	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	101,33	Total Misc Impr	+ 21,162
Roofing Adj	+ 4.30	Garage Cost	+ 23,336
Subfloor Adj	+ -1.15	Total RCN	= 216,263
Heat/Cool Adj	+ 11.24	Depreciation ( 39%)	- 84,342
Plumbing Adj	+ 3.80	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 131,921
Adj Base Cost	= 119,53	Lot Value	+ 131,921
Total Area	x 1,437	Indicated Value	= 131,921
Adjusted Cost	= 171,765	Value Per SqFt	91.80

<b>Value Reconciliation</b>			
Selected Approach	Cost Approach		
Improvements	131,921		
Lot Value			
Indicated Value	131,921	91.80	Per SqFt
Agland Value	1,345		
Site Improvements	31,362		
Total Value	164,628	114.56	Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,994.06		4,994
PRCH	SLAB PORCH - COVERED	45828	33x8		264	22.89		6,043
PRCH	SLAB PORCH - COVERED	45829	45x10		450	22.50		10,125



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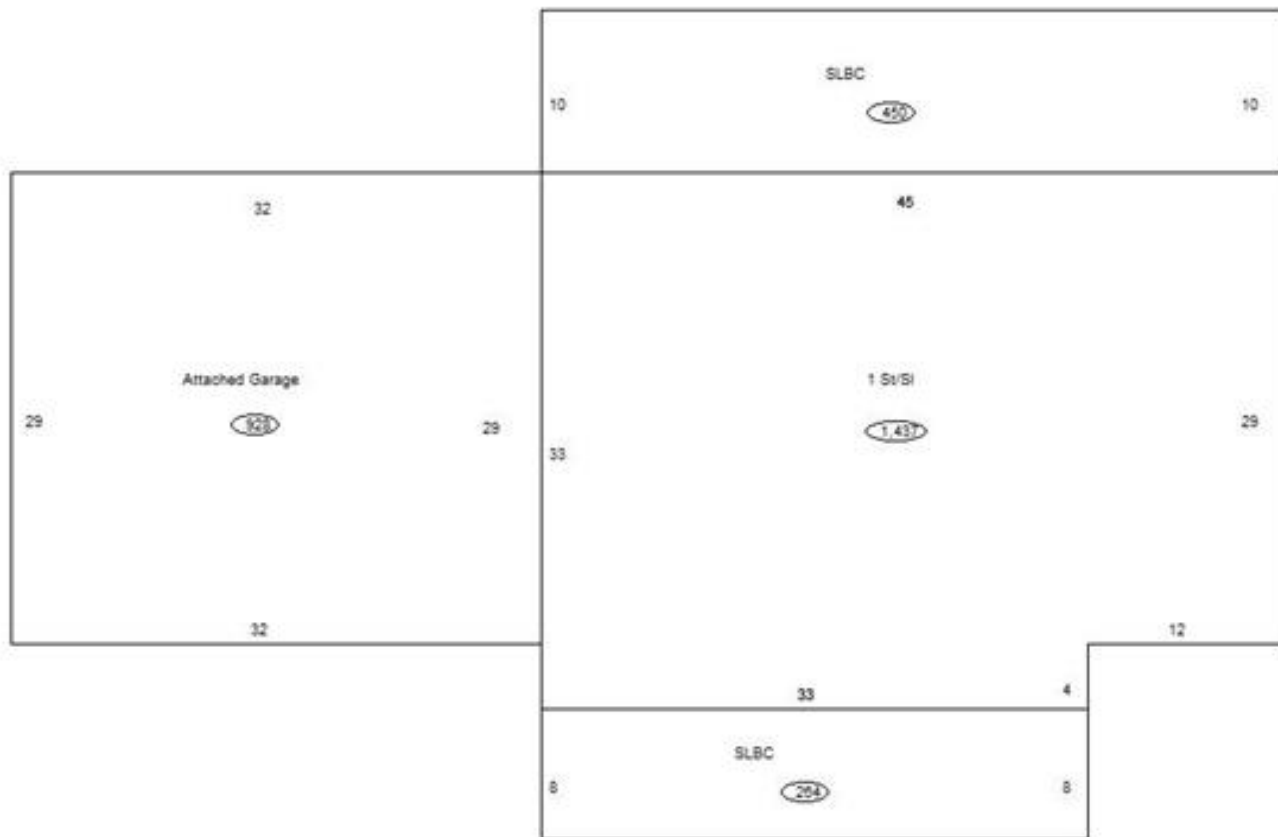
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,437	1.000	1,437
2	G	1		10	Attached Garage	928	1.000	928
3	M	PRCH		10	SLBC	264	1.000	264
4	M	PRCH		10	SLBC	450	1.000	450
<b>Total Building Area</b>						<b>1,437</b>		<b>1,437</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BNGP	Barn - General Purpose	0x0x0	Base		1,593	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (20.55 x 1,593)	32,736		32,736	9,821	22,915
	LF	LOAFING SHED	0x0x0			1,472	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.26 x 1,472)	6,271		6,271	2,508	3,763
	LF	LOAFING SHED	0x0x0			800	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.26 x 800)	3,408		3,408	1,534	1,874
	SHDS	Shed - Small	12x14x0	Base		168	
	Qual	3	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (23.90 x 168)	4,015		4,015	1,205	2,810



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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
CO	COLLINSVILLE STONY LOAM	TMBR	22			9.230	40	40	366	366
SO	SOGN SOILS	TMBR	15			2.000	27	27	54	54
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67			2.000	121	121	241	241
<b>TMBR Totals</b>						13.230			661	661
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80			3.000	192	192	576	576
SO	SOGN SOILS	NTV PST	15			3.000	36	36	108	108
<b>NTV PST Totals</b>						6.000			684	684
<b>Total Agland</b>						19.230			1,345	1,345