



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	660018998								
Parcel ID	24N18E-21-3-00000-000-0000								
Cadastral ID	21-24-18-02400								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 2							
Tax Area	14 - CHELSEA RURAL								
Name ID	340449								
PEPPER, AUBREY JR & KELLIE ANN									
24280 E HWY 66 CHELSEA OK 74016-0000									
Parcel Location									
Situs	24280 E HWY 66								
Subdivision									
Lot/Block	/	Parcel Size	20.05 - Acres						
Sec/Twn/Rng	21 / 24 / 18 / 3								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.53996770 -95.39209353									
TR IN SE SW BEG: AT SE/C OF SE SW; N 381.65', TO POB, N 372.93 TO S/B NDRY LINE HWY 66, S 71- 28 W 249', S 10-57 E 300' E 181' TO POB AND TR DESC ASBEG SE/C OF SE SW; N 381.65'; W 181'; TH N10-57W 300' TO SLY ROW HWY 66; TH SWLY ALG S/L HWY 965.8'; TH S374.4' TO S/L					Building Permits				
					Number	Description	Opened	Closed	Amount
					P20 000046	R21- NEW POOL	08/2020	12/2020	35,000
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	1213/258	DESROCHERS, RICHARD &	02/01/2000	95,000	No
					958/495	UNITED PENTECOSTAL CHURCH & BI	05/31/1994	60,000	No
					892/427	NELSON, JOHNNY R &	09/08/1992	57,000	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	2001	Land Value	1,754	1,754	11%	Assessed	24,156	1,998.91	
Year Frozen	0	Improvements	245,758	217,842		Penalty	0		
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-83.00	
TIF Project ID	0	Total Value	247,512	219,596		Total Taxable	23,156	1,916.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660018998	PEPPER, AUBREY JR &	14	217,677	1000	22,452	1,858.00		
2024	2024-660018998	PEPPER, AUBREY JR &	14	233,478	1000	21,769	1,837.00		
2023	2023-660018998	PEPPER, AUBREY JR &	14	200,963	1000	21,106	1,799.00		
2022	2022-660018998	PEPPER, AUBREY & KELLIE	14	185,665	1000	19,423	1,643.00		
2021	2021-660018998	PEPPER, AUBREY & KELLIE	14	191,424	1000	19,727	1,672.00		
2020	2020-660018998	PEPPER, AUBREY & KELLIE	14	145,362	1000	14,837	1,258.00		
2019	2019-660018998	PEPPER, AUBREY & KELLIE	14	139,783	1000	14,376	1,235.00		
2018	2018-660018998	PEPPER, AUBREY & KELLIE	14	146,831	1000	13,987	1,195.00		
2017	2017-660018998	PEPPER, AUBREY & KELLIE	14	145,407	1000	13,551	1,162.00		
2016	2016-660018998	PEPPER, AUBREY & KELLIE	14	141,105	1000	13,127	1,144.00		
2015	2015-660018998	PEPPER, AUBREY & KELLIE	14	139,835	1000	12,716	1,095.00		
2014	2014-660018998	PEPPER, AUBREY & KELLIE	14	142,881	1000	12,317	1,097.00		
2013	2013-660018998	PEPPER, AUBREY & KELLIE	14	133,374	1000	11,929	1,058.00		



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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Veneer, Stone 25% Frame, Siding, Vinyl
Base/Total Area	1,732 / 2,684
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,732
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1976 / 38



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			
Base Cost	90.83	Total Misc Impr	+ 19,480				
Roofing Adj	+ 3.51	Garage Cost	+ 19,480				
Subfloor Adj	+ -1.48	Total RCN	= 317,162				
Heat/Cool Adj	+ 12.39	Depreciation (45%)	- 142,723				
Plumbing Adj	+ 5.66	Lump Sums	+ 6,656				
Basement Adj	+ 0.00	RCNLD	= 181,095				
Adj Base Cost	= 110.91	Lot Value	+ 181,095				
Total Area	x 2,684	Indicated Value	= 181,095				
Adjusted Cost	= 297,682	Value Per SqFt	67.47				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	181,095		
Lot Value			
Indicated Value	181,095	67.47	Per SqFt
Agland Value	1,754		
Site Improvements	64,663		
Total Value	247,512	92.22	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,503.09		5,503
EPSW	ENCLOSED PORCH - SOLID WALL	45846	20x10		200	67.78		13,556
PRCH	SLAB PORCH - COVERED	45847	4x4		16	26.34		421
WODO	WOOD DECK - OPEN	145289	400		400	16.64		6,656



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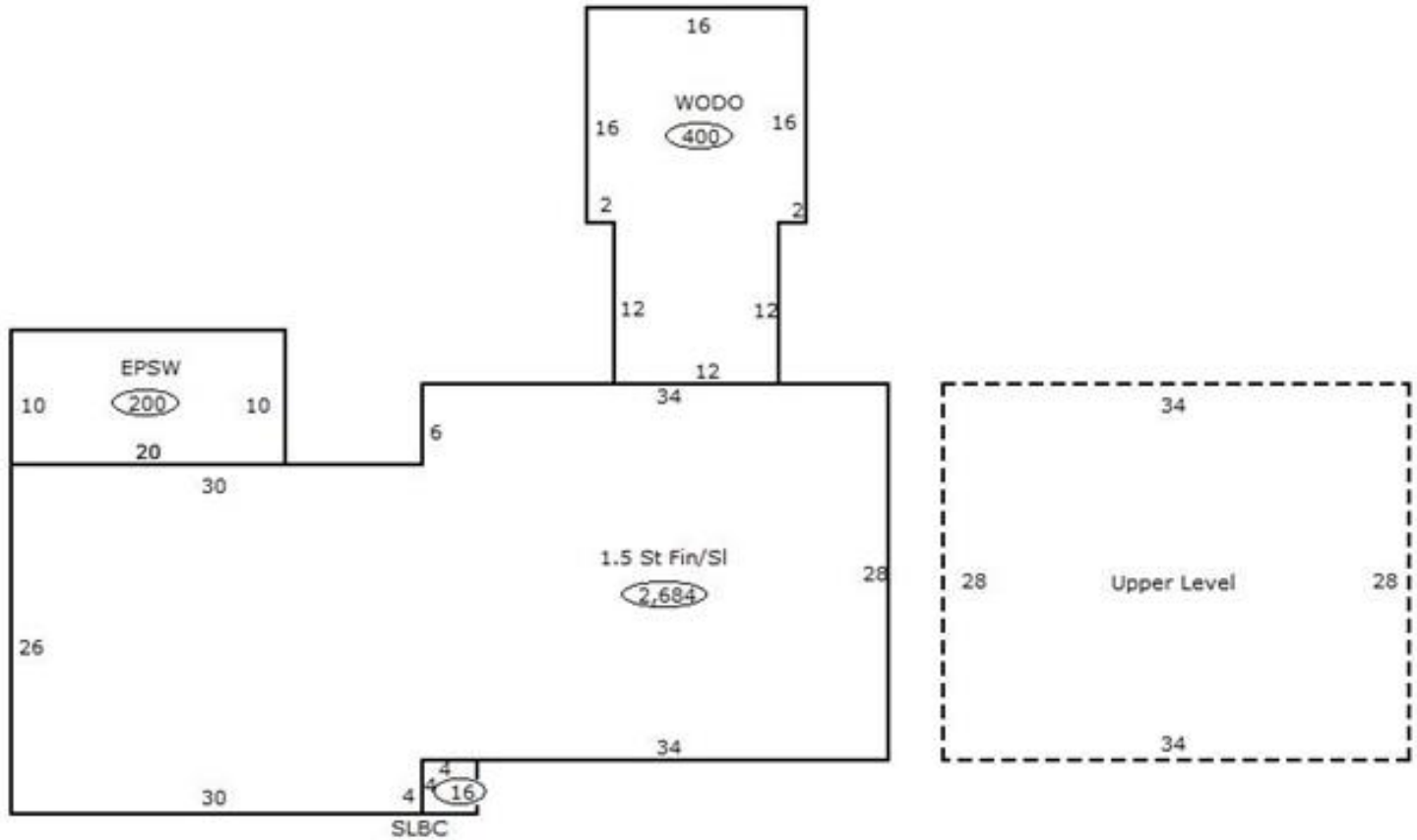
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,732	1.550	2,684
2	M	EPSW		13	EPSW	200	1.000	200
3	M	PRCH		13	SLBC	16	1.000	16
4	U	^UL	Overhang	13	Upper Level	952	1.000	952
5	M	WODO		13	WODO	400	1.000	400
Total Building Area						1,732		2,684



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x40x0			1,200
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary Base Cost (30.16 x 1,200) 36,192		Modifier Total		RCN 36,192	Depr (9% Phys/ % Func) 3,257
	LT	LEAN-TO	30x10x0			300
	Qual	2	Cond 3	Year 2020	Eff Age	
	Valuation Summary Base Cost (2.92 x 300) 876		Modifier Total		RCN 876	Depr (0% Phys/ % Func) 876
	SG	SWIM-GUNITE	0x0x0			1
	Qual		Cond	Year 2020	Eff Age	
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total		RCN 30,000	Depr (0% Phys/ % Func)
	BARN	BARN	0x0x0			600
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (10.48 x 600) 6,288		Modifier Total		RCN 6,288	Depr (100% Phys/ % Func) 6,288
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x)		Modifier Total		RCN	Depr (100% Phys/ % Func)
	LF	LOAFING SHED	10x20x0			200
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (4.26 x 200) 852		Modifier Total		RCN 852	Depr (0% Phys/ % Func) 852



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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
LKC	LINKER FINE SANDY LOAM 3-	TMBR	51			5.000	92	92	459	459
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			8.050	85	85	681	681
TMBR Totals						13.050			1,140	1,140
HC	HECTOR STONY SANDY LOAM	NTV PST	20			3.000	48	48	144	144
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35			2.000	84	84	168	168
LKB	LINKER FINE SANDY LOAM 1-	NTV PST	63			2.000	151	151	302	302
NTV PST Totals						7.000			614	614
Total Agland						20.050			1,754	1,754