



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	660024459								
Parcel ID	24N18E-28-2-00000-000-0000								
Cadastral ID	28-24-18-00600								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	14 - CHELSEA RURAL								
Name ID	9984								
PEPER, MICHAEL G									
5506 S 4280 RD CHELSEA OK 74016-0000									
Parcel Location									
Situs	05506 S 4280 RD								
Subdivision									
Lot/Block	/	Parcel Size	10 - Acres						
Sec/Twn/Rng	28 / 24 / 18 / 2								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.53105368 -95.38316192									
Building Permits									
NE NE SE									
Number	Description	Opened	Closed	Amount					
R5	ROLL NEW CPG PER V5/JLB	01/2005	01/2005						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	0	Land Value	980	980	11%	108	Assessed	8,846 732.01	
Year Frozen	0	Improvements	79,436	79,436		8,738	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -83.00	
TIF Project ID	0	Total Value	80,416	80,416		8,846	Total Taxable	7,846 649.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660024459	PEPER, MICHAEL G	14	81,199	1000	7,591	628.00		
2024	2024-660024459	PEPER, MICHAEL G	14	85,618	1000	7,341	620.00		
2023	2023-660024459	PEPER, MICHAEL G	14	73,622	1000	7,099	605.00		
2022	2022-660024459	PEPER, MICHAEL G	14	73,622	1000	7,046	596.00		
2021	2021-660024459	PEPER, MICHAEL G	14	71,013	1000	6,812	577.00		
2020	2020-660024459	PEPER, MICHAEL G	14	87,678	1000	8,539	724.00		
2019	2019-660024459	PEPER, MICHAEL G	14	84,188	1000	8,261	709.00		
2018	2018-660024459	PEPER, MICHAEL G	14	91,847	1000	9,009	770.00		
2017	2017-660024459	PEPER, MICHAEL G	14	90,680	1000	8,718	748.00		
2016	2016-660024459	PEPER, MICHAEL G	14	85,768	1000	8,435	735.00		
2015	2015-660024459	PEPER, MICHAEL G	14	83,582	1000	8,194	706.00		
2014	2014-660024459	PEPER, MICHAEL G	14	87,418	1000	7,958	709.00		
2013	2013-660024459	PEPER, MICHAEL G	14	82,697	1000	7,697	683.00		



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Lot Data	
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	



Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,389 / 2,389
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	400 Carport - Gable Roof
Remodel	
Year/Eff Age	1950 / 67

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	79.67	Total Misc Impr	+ 5,544
Roofing Adj	+ 3.63	Garage Cost	+ 2,564
Subfloor Adj	+ 2.15	Total RCN	= 244,452
Heat/Cool Adj	+ 10.09	Depreciation (73%)	- 178,450
Plumbing Adj	+ 3.39	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 66,002
Adj Base Cost	= 98.93	Lot Value	+ 66,002
Total Area	x 2,389	Indicated Value	= 66,002
Adjusted Cost	= 236,344	Value Per SqFt	27.63

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	66,002		
Lot Value			
Indicated Value	66,002	27.63	Per SqFt
Agland Value	980		
Site Improvements	13,434		
Total Value	80,416	33.66	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	4,485.02		4,485
PRCH	SLAB PORCH - COVERED	59776	5x3		15	20.82		312
PRCH	SLAB PORCH - COVERED	59777	6x6		36	20.76		747



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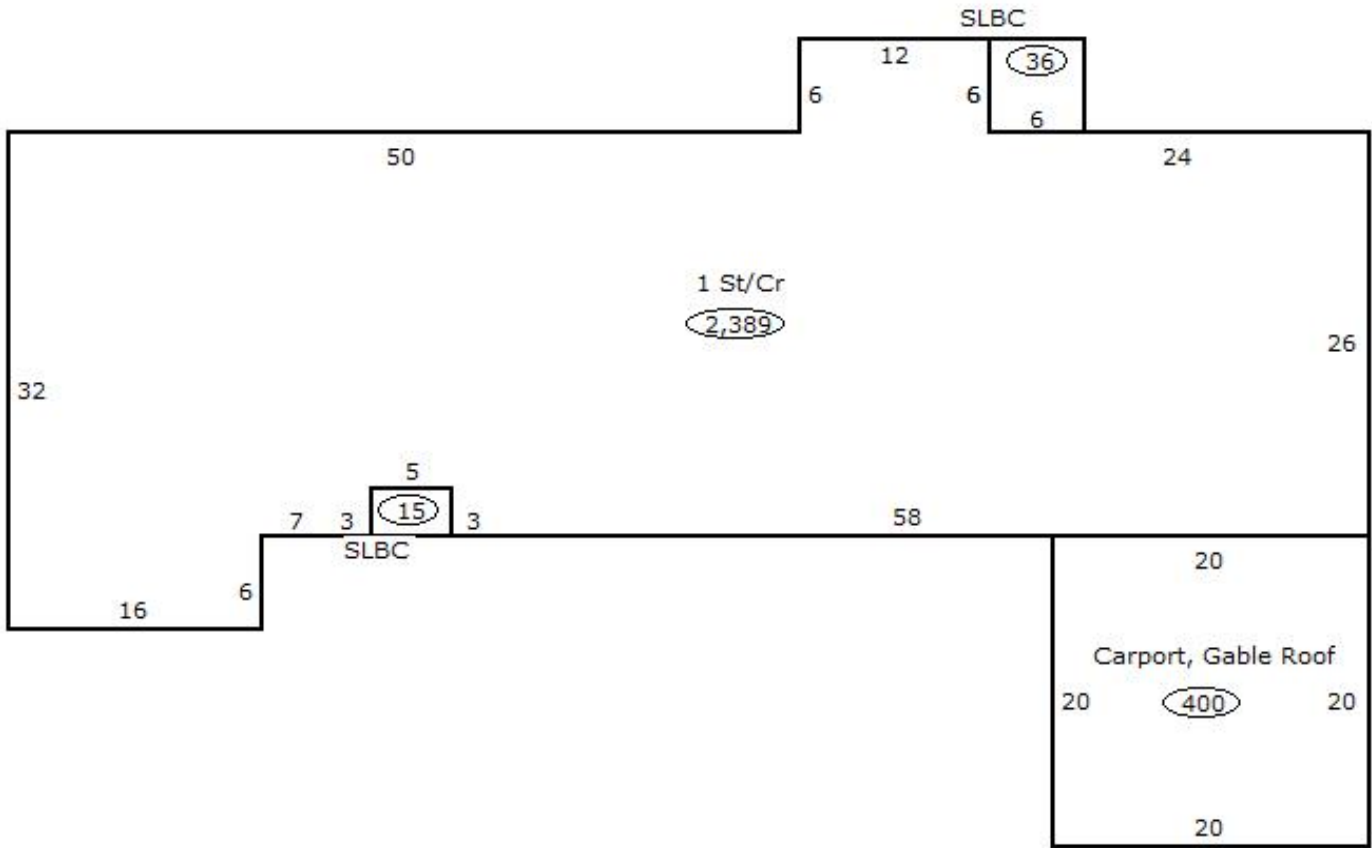
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,389	1.000	2,389
2	M	PRCH		13	SLBC	15	1.000	15
3	M	PRCH		13	SLBC	36	1.000	36
4	G	3		13	Carport, Gable Roof	400	1.000	400
Total Building Area						2,389		2,389



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	92x44x0		Metal	4,048
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (8.10 x 4,048)	32,789		32,789	22,952	9,837
	LT	LEAN-TO	0x0x0			1,104
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 1,104)	3,224		3,224	2,257	967
	STF	STG FAIR	0x0x0			160
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 160)	749		749	562	187
	STA	STG AVG	0x0x0			464
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (7.02 x 464)	3,257		3,257	814	2,443



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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
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35			10.000	98	98	980	980
IMP PST Totals						10.000			980	980
Total Agland						10.000			980	980