



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 01:05:36
 Page 1

Assessment Data					Primary Image														
Account 660051802 Parcel ID 24N17E-26-2-00000-000-0000 Cadastral ID 26-24-17-02830 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 14 - CHELSEA RURAL Name ID 299694 KEELY, ALAN V & WILMA L BROWN 5490 S 4235 RD CHELSEA OK 74016-0000																			
Parcel Location Situs 05490 S 4235 RD Subdivision Lot/Block / Parcel Size 6.24 - Acres Sec/Twn/Rng 26 / 24 / 17 / 2 Neighborhood 4060 - CHELSEA School District S003 - CHELSEA SCHOOLS																			
Legal Description Lat/Long: 36.53245751 -95.46838451					Building Permits														
TR IN SW NW, BEG SE/C, N 342' N 85-06 W 182.39', N 150', S 65-01 W 620', S 36-42 W 304.71 TO S/L SW NW, W 927.93' TO POB					<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										
					1999/456	TATE, PATRICIA A	01/09/2009	116,000	YES										
					882/201	KOHLER, CHARLES J	05/08/1992	55,900	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax										
Remove Cap	2010		Land Value 65,701	59,237	11%	6,516	Assessed	12,414	1,027.26										
Year Frozen	0		Improvements 53,621	53,621		5,898	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 119,322	112,858		12,414	Total Taxable	12,414	1,027.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660051802	KEELY, ALAN V &			14	120,643	0	11,824	978.00										
2024	2024-660051802	KEELY, ALAN V &			14	135,564	0	11,260	950.00										
2023	2023-660051802	KEELY, ALAN V &			14	101,956	0	10,725	914.00										
2022	2022-660051802	KEELY, ALAN V &			14	98,199	0	10,213	864.00										
2021	2021-660051802	KEELY, ALAN V &			14	88,429	0	9,727	824.00										
2020	2020-660051802	KEELY, ALAN V &			14	114,362	0	12,371	1,049.00										
2019	2019-660051802	KEELY, ALAN V &			14	107,103	0	11,782	1,012.00										
2018	2018-660051802	KEELY, ALAN V &			14	113,527	0	12,488	1,067.00										
2017	2017-660051802	KEELY, ALAN V &			14	112,588	0	12,385	1,062.00										
2016	2016-660051802	KEELY, ALAN V &			14	109,982	0	12,098	1,054.00										
2015	2015-660051802	KEELY, ALAN V &			14	112,129	0	12,270	1,057.00										
2014	2014-660051802	KEELY, ALAN V &			14	112,989	0	11,686	1,041.00										
2013	2013-660051802	KEELY, ALAN V &			14	109,671	0	11,129	987.00										



Rogers

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Date 04/17/2026
Time 01:05:36
Page 2

Lot Data		Square-Foot - NBHD 4060 #1	
Lot Size			
Lot Count			
Units Buildable	6.24		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	275,383.00 x .24 = 65,701		
Factor Value			
Adjustments	1.0000		
Lot Value	65,701		



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7/9/2024

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,818 / 1,818
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	240 Carport - Gable Roof
Remodel	
Year/Eff Age	1951 / 75

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	123,190	67.76	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	85.01	Total Misc Impr	+ 24,618
Roofing Adj	+ 3.83	Garage Cost	+ 1,539
Subfloor Adj	+ 2.25	Total RCN	= 218,229
Heat/Cool Adj	+ 10.09	Depreciation (80%)	- 174,583
Plumbing Adj	+ 4.47	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 43,646
Adj Base Cost	= 105.65	Lot Value	+ 65,701
Total Area	x 1,818	Indicated Value	= 109,347
Adjusted Cost	= 192,072	Value Per SqFt	60.15

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	43,646		
Lot Value	65,701		
Indicated Value	109,347	60.15	Per SqFt
Agland Value			
Site Improvements	9,975		
Total Value	119,322	65.63	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	77302	16x12		192	20.28		3,894
EPSW	ENCLOSED PORCH - SOLID WALL	77303	134		134	53.78		7,207
EPSW	ENCLOSED PORCH - SOLID WALL	77305	32x8		256	52.80		13,517



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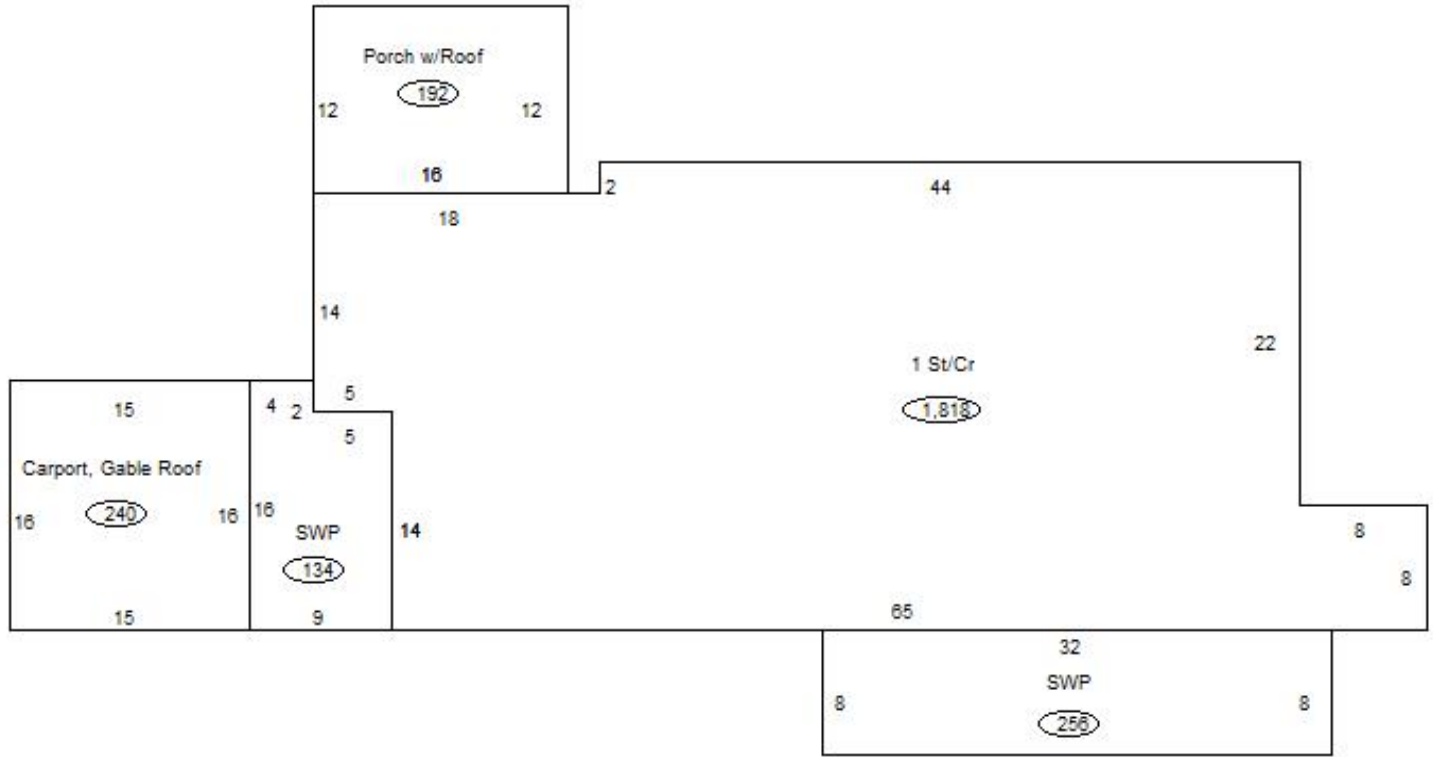
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Date 04/17/2026
 Time 01:05:36
 Page 3

Sketch Image

660051802



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,818	1.000	1,818
2	M	PRCH		13	SLBC	192	1.000	192
3	M	EPSW		13	EPSW	134	1.000	134
4	G	3		13	Carport, Gable Roof	240	1.000	240
5	M	EPSW		13	EPSW	256	1.000	256
Total Building Area						1,818		1,818



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Date 04/17/2026
Time 01:05:36
Page 4

660051802

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	0x0x0	Base		1,920
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (19.62 x 1,920)	37,670		37,670	28,253	9,417
	LNT0	Lean - To	0x0x0	Base		440
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (85% Phys/ % Func)	RCNLD
	Base Cost (8.45 x 440)	3,718		3,718	3,160	558
	CP	CARPORT DIRT	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					