



# 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	660062479													
Parcel ID	23N17E-24-3-00000-000-0000													
Cadastral ID	24-23-17-00420													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 2												
Tax Area	71 - CHELSEA RURAL/FOYIL FIRE													
Name ID	340612													
PETERSEN FAMILY TRUST														
21501 E 390 RD CHELSEA OK 74016-0000														
Parcel Location														
Situs	21501 E 390 RD													
Subdivision														
Lot/Block	/	Parcel Size	48.26 - Acres											
Sec/Twn/Rng	24 / 23 / 17 / 3													
Neighborhood	4070 - FOYIL SEQUOYAH AREA													
School District	S003 - CHELSEA SCHOOLS													
Legal Description Lat/Long: 36.45577700 -95.44203245														
W2 SW SE & NE SW SE & S2 NW SE & NE NW SE LESS & EXCEPT 16 74 AC M/L DESC AS: BEG SW/C W2 W2 SE; N00-13-02W 1979.32'; S89 43-35E 331.29'; N00-11-37W 659.79'; S89-43-50E 331.56'; S00-10-12E 659.82'; S26-37-56W 736.33'; S20-58-39W														
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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	PETERSEN FAMILY TRUST	11/07/2024	0	4										
/	PETERSEN, JOHNNY L & AMY J	11/07/2024	0	4										
/	LEE, MICHAEL L &	01/06/2023	280,000	21										
2652/354	ANDERSON, THOMAS W & CAROL S	08/07/2017	242,500	YES										
1318/594	TEDLOCK, NINA L	09/13/2001	81,500	YES										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax						
Remove Cap	2024	Land Value	4,338	4,338	11%	477	Assessed	25,633 2,454.10						
Year Frozen	2011	Improvements	257,427	228,685		25,156	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	261,765	233,023		25,633	Total Taxable	25,633 2,454.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660062479	PETERSEN FAMILY TRUST	71	226,236	0	24,885	2,382.00							
2024	2024-660062479	PETERSEN FAMILY TRUST	71	241,938	0	26,613	2,597.00							
2023	2023-660062479	PETERSEN FAMILY TRUST	71	208,791	1000	20,619	2,047.00							
2022	2022-660062479	LEE, MICHAEL L &	71	201,039	1000	19,989	1,995.00							
2021	2021-660062479	LEE, MICHAEL L &	71	185,253	1000	19,378	1,949.00							
2020	2020-660062479	LEE, MICHAEL L &	71	183,898	1000	19,086	1,941.00							
2019	2019-660062479	LEE, MICHAEL L &	71	177,286	1000	18,501	1,912.00							
2018	2018-660062479	LEE, MICHAEL L &	71	184,515	1000	19,297	1,974.00							
2017	2017-660062479	LEE, MICHAEL L &	71	182,787	1000	16,683	1,726.00							
2016	2016-660062479	ANDERSON, THOMAS W & CAROL S	71	178,151	1000	16,683	1,753.00							
2015	2015-660062479	ANDERSON, THOMAS W & CAROL S	71	171,870	1000	16,682	1,732.00							
2014	2014-660062479	ANDERSON, THOMAS W & CAROL S	71	175,256	1000	16,682	1,786.00							
2013	2013-660062479	ANDERSON, THOMAS W & CAROL S	71	164,394	1000	16,683	1,761.00							



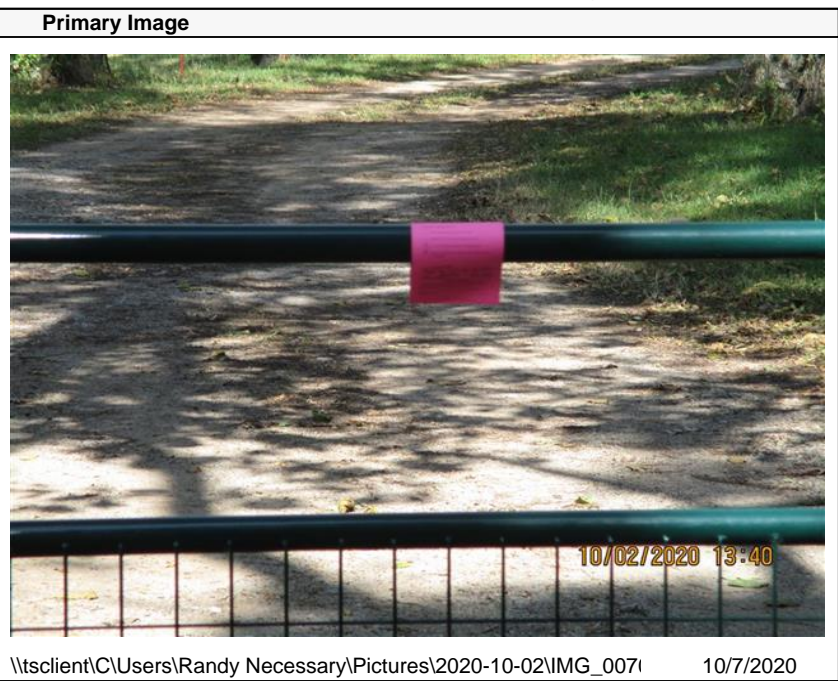
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<b>Lot Data</b> - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Rustic Log 50% Frame, Plywood or Hardboard
Base/Total Area	2,092 / 2,092
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	2 / 1.0 / 1.0
Basement Area	
Garage Type	484 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2002 / 18

### 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	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	96.57	Total Misc Impr	+ 20,762
Roofing Adj	+ 5.20	Garage Cost	+ 19,457
Subfloor Adj	+ 0.00	Total RCN	= 289,732
Heat/Cool Adj	+ 12.64	Depreciation ( 20%)	- 57,946
Plumbing Adj	+ 4.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 231,786
Adj Base Cost	= 119.27	Lot Value	+ 231,786
Total Area	x 2,092	Indicated Value	= 231,786
Adjusted Cost	= 249,513	Value Per SqFt	110.80

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	231,786		
Lot Value			
Indicated Value	231,786	110.80	Per SqFt
Agland Value	4,338		
Site Improvements	25,641		
Total Value	261,765	125.13	Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	80619	844		844	24.60		20,762



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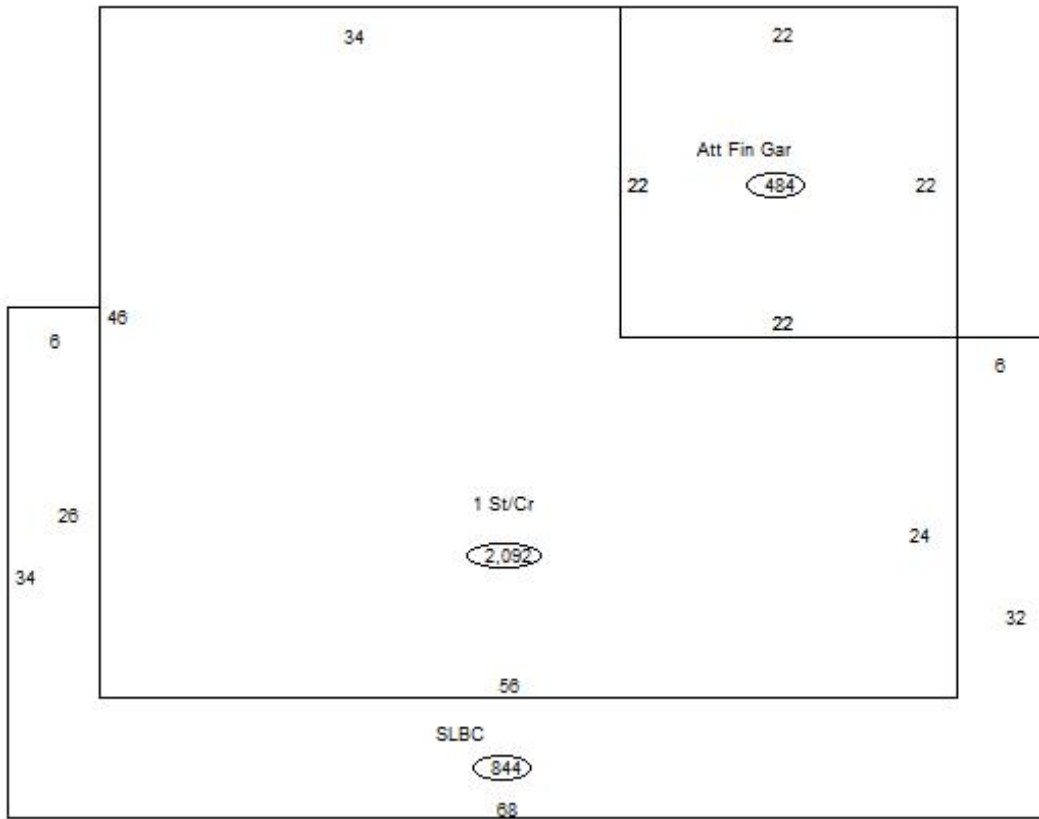
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### Sketch Image

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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	2,092	1.000	2,092
2	G	5		13	Att Fin Gar	484	1.000	484
3	M	PRCH		13	SLBC	844	1.000	844
<b>Total Building Area</b>						2,092		2,092



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x8	Plank	Composition Shingle	80
	Qual 3	Cond 3	Year 2015	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (29.68 x 80) 2,374			2,374	2,374

	LOAF	LOAFING SHED	0x0x0	Dirt	Formed Metal	584
	Qual 3	Cond 2	Year 2010	Eff Age 16		

Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (6.82 x 584) 3,983			3,983	2,071



	UTIL	SHOP BUILDING	32x50x10	Concrete	Formed Metal	1,600
	Qual 2	Cond 3	Year 2000	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
Base Cost (29.08 x 1,600) 46,528			46,528	22,799



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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
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30		0	14.000	54	54	756	756
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60		0	2.000	108	108	216	216
HC	HECTOR STONY SANDY LOAM	TMBR	20		0	7.000	36	36	252	252
LKB	LINKER FINE SANDY LOAM 1-	TMBR	63		0	1.000	113	113	113	113
LKC	LINKER FINE SANDY LOAM 3-	TMBR	51		0	2.270	92	92	208	208
<b>TMBR Totals</b>						26.270			1,545	1,545
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60		0	7.990	144	144	1,151	1,151
HC	HECTOR STONY SANDY LOAM	NTV PST	20		0	6.000	48	48	288	288
LKC	LINKER FINE SANDY LOAM 3-	NTV PST	51		0	4.000	122	122	490	490
OKA	OKEMAH SILTY CLAY LOAM	NTV PST	90		0	4.000	216	216	864	864
<b>NTV PST Totals</b>						21.990			2,793	2,793
<b>Total Agland</b>						48.260			4,338	4,338