




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:29:03
Page 1

Assessment Data					Primary Image									
Account	660004335				 <p>\\tsclient\T\TOMMY DUNLAP\New folder (175)\IMG_0050.JPG 4/18/2023</p>									
Parcel ID	000000-00-0-10525-002-0011													
Cadastral ID	05-21-16-08860													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	309172													
MCNUTT, GARLAN R														
1454 PARADISE PARKWAY CLAREMORE OK 74017-0000														
Parcel Location														
Situs	01454 PARADISE PKWY													
Subdivision	WILL ROGERS HGTS IV													
Lot/Block	0011 / 0002	Parcel Size	1 - Lots											
Sec/Twn/Rng	5 / 21 / 16 / 5													
Neighborhood	1183 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.32524489 -95.62659973														
LOT 11 BLOCK 2 WILL ROGERS HGTS IV														
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	Yes	1,000	1,000										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
2307/519	CLOWERS, JIMMIE D &	02/15/2013	126,000	YES										
1803/654	BIESEMEYER, LOUIS W	08/22/2006	113,000	YES										
809/141			62,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2014	Land Value	50,198	28,385	11%	3,122	Assessed	15,683 1,449.58						
Year Frozen	0	Improvements	128,626	114,193		12,561	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00						
TIF Project ID	0	Total Value	178,824	142,578		15,683	Total Taxable	14,683 1,357.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660004335	MCNUTT, GARLAN R	17	174,535	1000	14,226	1,315.00							
2024	2024-660004335	MCNUTT, GARLAN R	17	172,951	1000	13,783	1,274.00							
2023	2023-660004335	MCNUTT, GARLAN R	17	139,806	1000	13,353	1,223.00							
2022	2022-660004335	MCNUTT, GARLAN R	17	126,681	1000	12,935	1,197.00							
2021	2021-660004335	MCNUTT, GARLAN R	17	129,461	1000	12,898	1,139.00							
2020	2020-660004335	MCNUTT, GARLAN R	17	127,427	1000	12,494	1,144.00							
2019	2019-660004335	MCNUTT, GARLAN R	17	119,093	1000	12,100	1,121.00							
2018	2018-660004335	MCNUTT, GARLAN R	17	122,695	1000	12,496	1,155.00							
2017	2017-660004335	MCNUTT, GARLAN R	17	121,666	1000	12,383	1,137.00							
2016	2016-660004335	MCNUTT, GARLAN R	17	118,613	1000	12,044	1,130.00							
2015	2015-660004335	MCNUTT, GARLAN R	17	115,125	1000	11,664	1,052.00							
2014	2014-660004335	MCNUTT, GARLAN R	17	115,125	0	12,664	1,174.00							
2013	2013-660004335	MCNUTT, GARLAN R	17	115,282	1000	11,644	1,066.00							



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Date 04/17/2026
Time 03:29:03
Page 2

Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	10500	
Non-Ag Acres	0.25	
Topography		
Street Access		
Utilities		
Amenities	LOT SIZE ADJUSTMENT	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,891.00 x 4.61 = 50,198	
Factor Value		
Adjustments	1.0000	
Lot Value	50,198	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,535 / 1,535
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,535
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1978 / 29

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	161,915	105.48	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	180,740		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	106.40	Total Misc Impr	+	8,354	
Roofing Adj	+ 4.49	Garage Cost	+	13,282	
Subfloor Adj	+ -1.15	Total RCN	=	221,769	
Heat/Cool Adj	+ 11.47	Depreciation (42%)	-	93,143	
Plumbing Adj	+ 9.17	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	128,626	
Adj Base Cost	= 130.38	Lot Value	+	50,198	
Total Area	x 1,535	Indicated Value	=	178,824	
Adjusted Cost	= 200,133	Value Per SqFt		116.50	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	128,626		
Lot Value	50,198		
Indicated Value	178,824	116.50	Per SqFt
Agland Value			
Site Improvements			
Total Value	178,824	116.50	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	11169	7x6		42	24.14		1,014
PATO	SLAB PORCH - OPEN	11170	20x12		240	9.35		2,244



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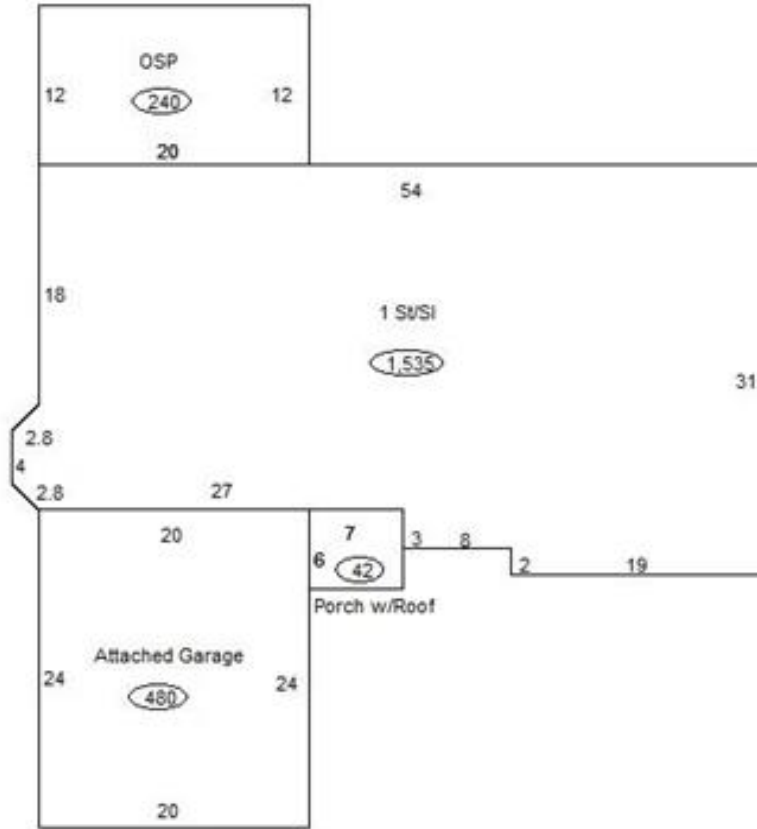
Date 04/17/2026

Time 03:29:03

Page 3

Sketch Image

660004335



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,535	1.000	1,535
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	42	1.000	42
4	M	PATO		13	Open Slab	240	1.000	240
Total Building Area						1,535		1,535



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Date 04/17/2026
Time 03:29:03
Page 4

660004335

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						