



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	660019579													
Parcel ID	24N18E-22-3-00000-000-0000													
Cadastral ID	22-24-18-01500													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	14 - CHELSEA RURAL													
Name ID	299158													
LUTTRELL, MARK S &														
MARY L														
25354 E HWY 66														
CHELSEA OK 74016-0000														
Parcel Location														
Situs	25354 E HWY 66													
Subdivision														
Lot/Block	/	Parcel Size	18 - Acres											
Sec/Twn/Rng	22 / 24 / 18 / 3													
Neighborhood	4050 - CHELSEA FOYIL RURAL													
School District	S003 - CHELSEA SCHOOLS													
Legal Description Lat/Long: 36.54436062 -95.37421318														
SE NE SW & THAT PT OF N2 NE SW OF SEC 22, LYING S OF US HWY 66, EXCEPT THAT CERTAIN TR DESC. BEG: AT A PT 425' E & 235' N OF SW/C NW NE SW OF SD SEC; S 71-26 W ALG SLY ROW/L OF US HWY 66, TO W/L NW NE SW OF SD SEC 22; S TO SW/C OF SD 10 AC TR; E TO SE/ OF SD 10 AC TR; NWLY TO POB														
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	Sale History									
HV	Veteran	Yes	999,999	5,747	Bk/Pg	Grantor	Date	Price	Code					
					1982/875	TIMS, GILBERT R & FRANKIE~E	10/02/2008	154,000	YES					
					1231/31	BRASWELL, EUNICE	06/05/2000	90,000	Yes					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax						
Remove Cap	2009	Land Value	2,112	2,112	11%	232	Assessed	5,747	475.56					
Year Frozen	0	Improvements	78,480	50,134		5,515	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	5,747	-476.00					
TIF Project ID	0	Total Value	80,592	52,246		5,747	Total Taxable	0	0.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660019579	LUTTRELL, MARK S &	14	78,130	5579		.00							
2024	2024-660019579	LUTTRELL, MARK S &	14	83,426	5417		.00							
2023	2023-660019579	LUTTRELL, MARK S &	14	47,814	5259		.00							
2022	2022-660019579	LUTTRELL, MARK S &	14	47,878	5266		.00							
2021	2021-660019579	LUTTRELL, MARK S &	14	48,310	5314		.00							
2020	2020-660019579	LUTTRELL, MARK S &	14	71,738	7891		.00							
2019	2019-660019579	LUTTRELL, MARK S &	14	72,106	7931		.00							
2018	2018-660019579	LUTTRELL, MARK S &	14	76,688	8435		.00							
2017	2017-660019579	LUTTRELL, MARK S &	14	75,920	8342		.00							
2016	2016-660019579	LUTTRELL, MARK S &	14	73,949	8099		.00							
2015	2015-660019579	LUTTRELL, MARK S &	14	71,487	7863		.00							
2014	2014-660019579	LUTTRELL, MARK S &	14	72,168	7938		.00							
2013	2013-660019579	LUTTRELL, MARK S &	14	70,945	7804		.00							



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Units Buildable - CHELSEA FOYIL RURAL (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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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	1,536 / 1,536
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	768 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1955 / 53

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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	75,471		
Lot Value			
Indicated Value	75,471	49.13	Per SqFt
Agland Value	2,112		
Site Improvements	3,009		
Total Value	80,592	52.47	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	95.94	Total Misc Impr	+	9,846
Roofing Adj	+ 4.65	Garage Cost	+	16,415
Subfloor Adj	+ 2.26	Total RCN	=	193,516
Heat/Cool Adj	+ 0.74	Depreciation (61%)	-	118,045
Plumbing Adj	+ 5.29	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	75,471
Adj Base Cost	= 108.89	Lot Value	+	
Total Area	x 1,536	Indicated Value	=	75,471
Adjusted Cost	= 167,255	Value Per SqFt		49.13

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	47479		168	168	20.35		3,419
PATO	SLAB PORCH - OPEN	47480	18x12		216	8.99		1,942



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	24x30x0			720	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
	Base Cost (10.48 x 720)		7,546		7,546	4,905	2,641
	LT	LEAN-TO	0x0x0			360	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 360)		1,051		1,051	683	368
	STF	STG FAIR	0x0x0				
	Qual 2	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						
	STF	STG FAIR	0x0x0				
	Qual 2	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						
	CP	CARPORT DIRT	0x0x0				
	Qual	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (3.50 x)						
	CP	CARPORT DIRT	0x0x0				
	Qual	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (3.50 x)						



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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
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60		0	10.000	144	144	1,440	1,440
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35		0	8.000	84	84	672	672
NTV PST Totals						18.000			2,112	2,112
Total Agland						18.000			2,112	2,112