



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	660021461				<p>660021461_003.JPG 12/15/2024</p>				
Parcel ID	000000-00-0-30010-058-0010								
Cadastral ID	25-24-17-01040								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	2						
Tax Area	29 - CHELSEA OT								
Name ID	3574								
SHELTON, GARY T									
421 W 9TH CHELSEA OK 74016-0000									
Parcel Location									
Situs	00421 W 9TH ST								
Subdivision	CHELSEA O T								
Lot/Block	0010 / 0058	Parcel Size	1 - Lots						
Sec/Twn/Rng	25 / 24 / 17 / 5								
Neighborhood	1195 - R-V02-NE CHELSEA								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.53428579 -95.43682081									
Building Permits									
LOT 10 BLOCK 58 CHELSEA O T									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	855/559			33,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	0	Land Value	14,512	8,248	11%	907	Assessed	4,269	353.26
Year Frozen	0	Improvements	64,300	30,566		3,362	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-82.00
TIF Project ID	0	Total Value	78,812	38,814		4,269	Total Taxable	3,269	271.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660021461	SHELTON, GARY T	29	78,933	1000	3,145	260.00		
2024	2024-660021461	SHELTON, GARY T	29	57,964	1000	3,024	255.00		
2023	2023-660021461	SHELTON, GARY T	29	45,056	1000	2,907	248.00		
2022	2022-660021461	SHELTON, GARY T	29	45,056	1000	2,793	236.00		
2021	2021-660021461	SHELTON, GARY T	29	33,484	1000	2,683	227.00		
2020	2020-660021461	SHELTON, GARY T	29	33,902	1000	2,668	226.00		
2019	2019-660021461	SHELTON, GARY T	29	32,375	1000	2,561	220.00		
2018	2018-660021461	SHELTON, GARY T	29	35,243	1000	2,876	246.00		
2017	2017-660021461	SHELTON, GARY T	29	34,944	1000	2,844	244.00		
2016	2016-660021461	SHELTON, GARY T	29	34,115	1000	2,752	240.00		
2015	2015-660021461	SHELTON, GARY T	29	37,657	1000	2,869	247.00		
2014	2014-660021461	SHELTON, GARY T	29	39,596	1000	2,756	246.00		
2013	2013-660021461	SHELTON, GARY T	29	40,018	1000	2,647	235.00		



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Lot Data	Square-Foot - NBHD 1195 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3029	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	13,193.00 x 1.10 = 14,512	
Factor Value		
Adjustments	1.0000	
Lot Value	14,512	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,176 / 1,176
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 59



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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	73,128	62.18	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	27,770		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	57,961		
Lot Value	14,512		
Indicated Value	72,473	61.63	Per SqFt
Agland Value			
Site Improvements	6,339		
Total Value	78,812	67.02	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.72	Total Misc Impr	+	14,356			
Roofing Adj	+ 5.53	Garage Cost	+				
Subfloor Adj	+ 1.23	Total RCN	=	161,003			
Heat/Cool Adj	+ 11.47	Depreciation (64%)	-	103,042			
Plumbing Adj	+ 4.75	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	57,961			
Adj Base Cost	= 124.70	Lot Value	+	14,512			
Total Area	x 1,176	Indicated Value	=	72,473			
Adjusted Cost	= 146,647	Value Per SqFt		61.63			

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
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	52052	22x8		176	23.66		4,164



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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	10	1 St/Cr	1,176	1.000	1,176
2	M	PRCH		10	SLBC	176	1.000	176
Total Building Area						1,176		1,176



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	24x24x6	Concrete	Composition Shingle	576
	Qual	3	Cond 3	Year 1980	Eff Age 35	
		Valuation Summary	Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
		Base Cost (28.22 x 576)	16,255	16,255	9,916	6,339