



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 660021462 Parcel ID 000000-00-0-30010-058-0011 Cadastral ID 25-24-17-01050 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 29 - CHELSEA OT Name ID 276203 MCNUTT, ROSS ALAN & SHEILA 420 W 9TH CHELSEA OK 74016-0000 Parcel Location Situs 00435 W 9TH ST Subdivision CHELSEA O T Lot/Block 0011 / 0058 Parcel Size 1 - Lots Sec/Twn/Rng 25 / 24 / 17 / 5 Neighborhood 1195 - R-V02-NE CHELSEA School District S003 - CHELSEA SCHOOLS | | | | | <p>660021462_003.JPG 12/16/2024</p> | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.53443336 -95.43709113 | | | | | | | | | | | | | | | | | | | |
| LOT 11 BLOCK 58 CHELSEA O T | | | | | 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 | | | | | Sale History | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | |
| | | | | | 1273/468 | RADKE, LAURA TRUSTEE | 02/26/2001 | 37,500 | No | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 82.750 | Current Tax | | | | | | | | | | |
| Remove Cap | 2002 | | Land Value 15,781 | 9,044 | 11% | 995 | Assessed | 3,770 | 311.97 | | | | | | | | | | |
| Year Frozen | 0 | | Improvements 39,317 | 25,224 | | 2,775 | Penalty | 0 | | | | | | | | | | | |
| Uncapped Value | 0 | | Mobile Home 0 | 0 | | 0 | Exemption | 0 | 0.00 | | | | | | | | | | |
| TIF Project ID | 0 | | Total Value 55,098 | 34,268 | | 3,770 | Total Taxable | 3,770 | 312.00 | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | |
| 2025 | 2025-660021462 | MCNUTT, ROSS ALAN & SHEILA | | | 29 | 54,084 | 0 | 3,590 | 297.00 | | | | | | | | | | |
| 2024 | 2024-660021462 | MCNUTT, ROSS ALAN & SHEILA | | | 29 | 47,743 | 0 | 3,419 | 289.00 | | | | | | | | | | |
| 2023 | 2023-660021462 | MCNUTT, ROSS ALAN & SHEILA | | | 29 | 34,719 | 0 | 3,256 | 278.00 | | | | | | | | | | |
| 2022 | 2022-660021462 | MCNUTT, ROSS ALAN & SHEILA | | | 29 | 34,719 | 0 | 3,101 | 262.00 | | | | | | | | | | |
| 2021 | 2021-660021462 | MCNUTT, ROSS ALAN & SHEILA | | | 29 | 26,852 | 0 | 2,953 | 250.00 | | | | | | | | | | |
| 2020 | 2020-660021462 | MCNUTT, ROSS ALAN & SHEILA | | | 29 | 27,149 | 0 | 2,986 | 253.00 | | | | | | | | | | |
| 2019 | 2019-660021462 | MCNUTT, ROSS ALAN & SHEILA | | | 29 | 26,019 | 0 | 2,862 | 246.00 | | | | | | | | | | |
| 2018 | 2018-660021462 | MCNUTT, ROSS ALAN & SHEILA | | | 29 | 28,156 | 0 | 3,097 | 265.00 | | | | | | | | | | |
| 2017 | 2017-660021462 | MCNUTT, ROSS ALAN & SHEILA | | | 29 | 27,926 | 0 | 3,072 | 263.00 | | | | | | | | | | |
| 2016 | 2016-660021462 | MCNUTT, ROSS ALAN & SHEILA | | | 29 | 27,315 | 0 | 3,004 | 262.00 | | | | | | | | | | |
| 2015 | 2015-660021462 | MCNUTT, ROSS ALAN & SHEILA | | | 29 | 29,956 | 0 | 3,295 | 284.00 | | | | | | | | | | |
| 2014 | 2014-660021462 | MCNUTT, ROSS ALAN & SHEILA | | | 29 | 31,381 | 0 | 3,158 | 281.00 | | | | | | | | | | |
| 2013 | 2013-660021462 | MCNUTT, ROSS ALAN & SHEILA | | | 29 | 31,073 | 0 | 3,008 | 267.00 | | | | | | | | | | |

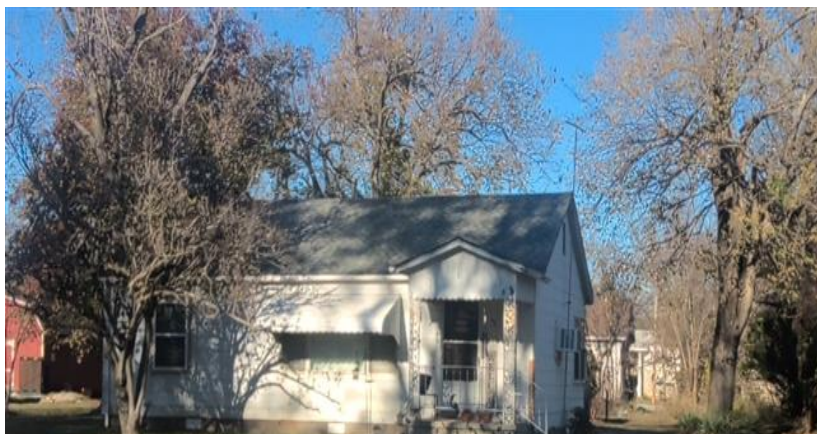


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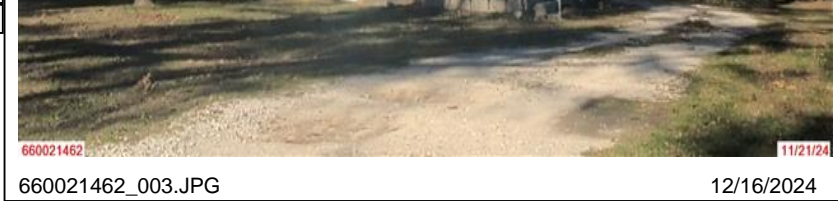
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| Lot Data | Square-Foot - NBHD 1195 #1 | Primary Image |
|---|----------------------------|--|
| Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.3293 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 14,346.00 x 1.10 = 15,781 Factor Value Adjustments 1.0000 Lot Value 15,781 | |  <p>660021462_003.JPG 12/16/2024</p> |

| Residential Data | |
|------------------------|---|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 2 - Fair |
| Architecture | TRAD TRADITIONAL |
| Style | 100% One Story |
| Exterior Wall | 100% Frame, Plywood or Hardboard |
| Base/Total Area | 948 / 948 |
| Style | 100% One Story |
| HVAC | 100% Wall Furnace 2 Wall Air Conditioners (Count) |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 0 |
| Fixture/RghIn | 4 / |
| Bed/F/H Bath | 2 / 1.0 / |
| Basement Area | |
| Garage Type | |
| Remodel | |
| Year/Eff Age | 1940 / 65 |



| GRM Approach | |
|------------------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | | | |
|------------------------|--------|-------|----------|
| MRA Code | 1 | Test | |
| Adusted R | 0.8445 | | |
| Indicated Value | 49,996 | 52.74 | Per SqFt |

| Direct Comparables | | | |
|-------------------------|--------|------------------|----------|
| Selection Model | A | Adam Test | |
| Adjustment Model | 1 | 2022 Residential | |
| Comparables | 7 | | |
| Indicated Value | 27,860 | | Per SqFt |

| Cost Approach | | | | Manual : 01/2025 | | | |
|----------------------|-----------|----------------------------|-----------|------------------|--|--|--|
| Base Cost | 96.72 | Total Misc Impr | + 1,015 | | | | |
| Roofing Adj | + 4.47 | Garage Cost | + 0 | | | | |
| Subfloor Adj | + 2.61 | Total RCN | = 105,143 | | | | |
| Heat/Cool Adj | + 0.76 | Depreciation (71%) | - 74,652 | | | | |
| Plumbing Adj | + 5.28 | Lump Sums | + 0 | | | | |
| Basement Adj | + 0.00 | RCNLD | = 30,491 | | | | |
| Adj Base Cost | = 109.84 | Lot Value | + 15,781 | | | | |
| Total Area | x 948 | Indicated Value | = 46,272 | | | | |
| Adjusted Cost | = 104,128 | Value Per SqFt | 48.81 | | | | |

| Value Reconciliation | | | |
|--------------------------|---------------|-------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 30,491 | | |
| Lot Value | 15,781 | | |
| Indicated Value | 46,272 | 48.81 | Per SqFt |
| Agland Value | | | |
| Site Improvements | 8,826 | | |
| Total Value | 55,098 | 58.12 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | |
|----------------------------|----------------------|-----------|------|------|-------|-----------|------------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr Value |
| PRCH | SLAB PORCH - COVERED | 52054 | 8x6 | | 48 | 21.14 | 1,015 |



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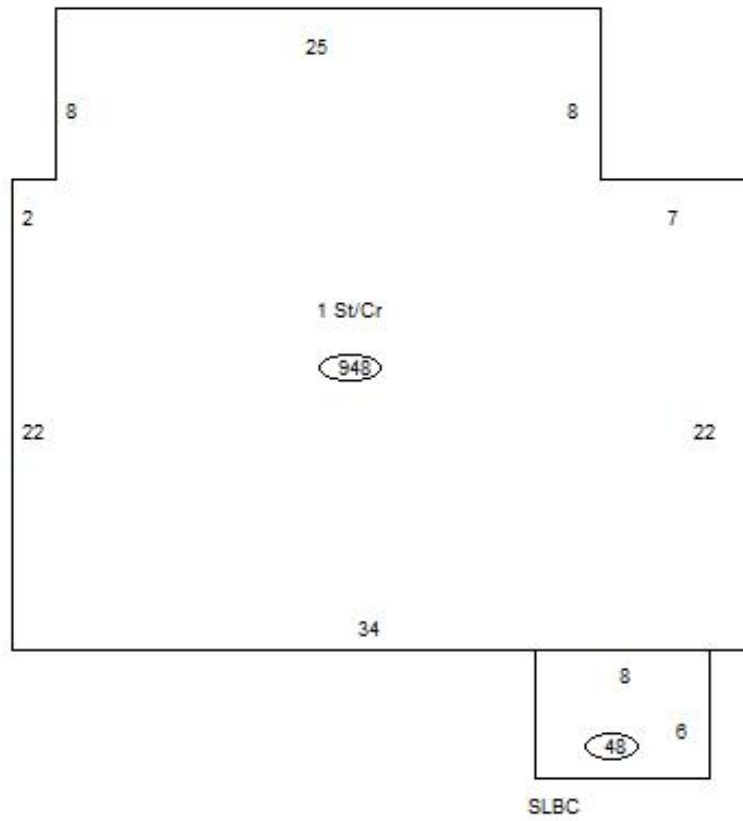
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | R | 1 | Crawl | 10 | 1 St/Cr | 948 | 1.000 | 948 |
| 2 | M | PRCH | | 10 | SLBC | 48 | 1.000 | 48 |
| Total Building Area | | | | | | 948 | | 948 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|--|--------|-----------------------|------------|--------------------------------|------------------|--------------|
|  | GRDT | Garage - Detached | 24x30x8 | Dirt | Galvanized Metal | 720 |
| | Qual 3 | Cond 3 | Year 1990 | Eff Age 27 | | |
| Valuation Summary | | Modifier Total | RCN | Depr (55% Phys/ % Func) | | RCNLD |
| Base Cost (27.24 x 720) | | 19,613 | 19,613 | 10,787 | | 8,826 |