




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660021466 <b>Parcel ID</b> 000000-00-0-30010-059-0003 <b>Cadastral ID</b> 25-24-17-01090 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 2 <b>Tax Area</b> 29 - CHELSEA OT <b>Name ID</b> 272924 MCNUTT, ROSS ALAN  420 W 9TH CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 00420 W 9TH ST <b>Subdivision</b> CHELSEA O T <b>Lot/Block</b> 0003 / 0059 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 25 / 24 / 17 / 5 <b>Neighborhood</b> 1195 - R-V02-NE CHELSEA <b>School District</b> S003 - CHELSEA SCHOOLS					 <p>06/23/2020 10:53</p> <p>\\tsclient\VRANDY\RANDY VISUAL INSPECTION\2020-06-23\IMC 7/28/2020</p>														
<b>Legal Description</b> Lot/Long: 36.53370692 -95.43724917																			
LOT 3 BLOCK 59 CHELSEA O T					<b>Building Permits</b> <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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	1207/459	DAWES, EDITH IRENE LIV-TRUST	12/27/1999	58,000	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	82.750	<b>Current Tax</b>										
Remove Cap	2000		Land Value 14,392	8,999	11%	990	Assessed	6,544	541.52										
Year Frozen	0		Improvements 65,233	50,492		5,554	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-83.00										
TIF Project ID	0		Total Value 79,625	59,491		6,544	Total Taxable	5,544	459.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660021466	MCNUTT, ROSS ALAN			29	80,133	1000	5,353	443.00										
2024	2024-660021466	MCNUTT, ROSS ALAN			29	68,881	1000	5,168	436.00										
2023	2023-660021466	MCNUTT, ROSS ALAN			29	55,179	1000	4,989	425.00										
2022	2022-660021466	MCNUTT, ROSS ALAN			29	55,179	1000	4,814	407.00										
2021	2021-660021466	MCNUTT, ROSS ALAN			29	51,320	1000	4,645	394.00										
2020	2020-660021466	MCNUTT, ROSS ALAN			29	51,459	1000	4,542	385.00										
2019	2019-660021466	MCNUTT, ROSS ALAN			29	48,914	1000	4,380	376.00										
2018	2018-660021466	MCNUTT, ROSS ALAN			29	53,415	1000	4,875	416.00										
2017	2017-660021466	MCNUTT, ROSS ALAN			29	52,729	1000	4,800	412.00										
2016	2016-660021466	MCNUTT, ROSS ALAN			29	51,583	1000	4,674	407.00										
2015	2015-660021466	MCNUTT, ROSS ALAN			29	50,521	1000	4,557	392.00										
2014	2014-660021466	MCNUTT, ROSS ALAN			29	52,742	1000	4,595	409.00										
2013	2013-660021466	MCNUTT, ROSS ALAN			29	52,010	1000	4,432	393.00										



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Lot Data		Square-Foot - NBHD 1195 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.3004		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	13,084.00 x 1.10 = 14,392		
Factor Value			
Adjustments	1.0000		
Lot Value	14,392		



\\tsclient\VRANDY\RANDY VISUAL INSPECTION\2020-06-23\IMC 7/28/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,272 / 1,272
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	RMA -
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	87,069	68.45	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	52,590		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.66	Total Misc Impr	+ 7,018
Roofing Adj	+ 4.68	Garage Cost	+
Subfloor Adj	+ 1.22	Total RCN	= 164,008
Heat/Cool Adj	+ 11.47	Depreciation ( 69%)	- 113,166
Plumbing Adj	+ 4.39	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 50,842
Adj Base Cost	= 123.42	Lot Value	+ 14,392
Total Area	x 1,272	Indicated Value	= 65,234
Adjusted Cost	= 156,990	Value Per SqFt	51.28

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	50,842		
Lot Value	14,392		
Indicated Value	65,234	51.28	Per SqFt
Agland Value			
Site Improvements	14,391		
Total Value	79,625	62.60	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
SHLT	STORM SHELTER	0		1	2016	0.00		
PRCH	SLAB PORCH - COVERED	52064	10x8		80	24.02		1,922



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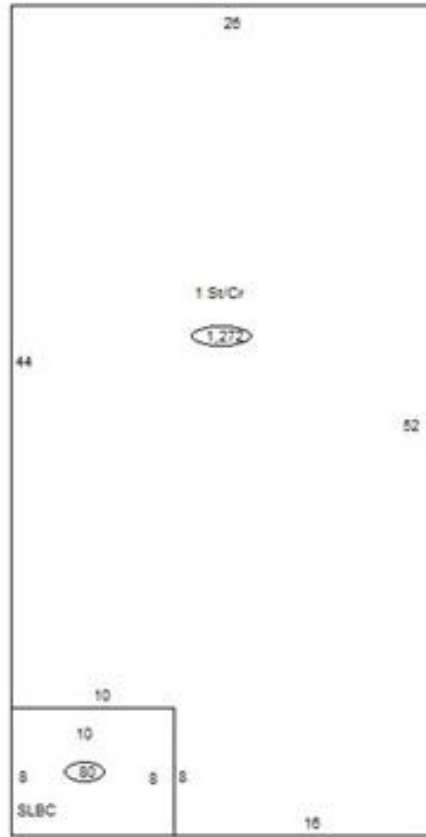
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### Sketch Image

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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	1,272	1.000	1,272
2	M	PRCH		10	SLBC	80	1.000	80
<b>Total Building Area</b>						1,272		1,272



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	12x12x6	Plank	Composition Shingle	144	
	Qual	3	Cond 3	Year 2016	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (23.94 x 144)		3,447		3,447	1,275	2,172
	SHDS	Shed - Small	12x12x6	Plank	Composition Shingle	144	
	Qual	3	Cond 3	Year 2016	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (23.94 x 144)		3,447		3,447	1,275	2,172
	PCPT	Carport - Portable	12x19x6	Concrete	Formed Metal	228	
	Qual	3	Cond 3	Year 1995	Eff Age 23		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (5.28 x 228)		1,204		1,204	963	241
	GRDT	Garage - Detached	20x40x6	Concrete	Composition Shingle	800	
	Qual	3	Cond 3	Year 1990	Eff Age 27		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (27.24 x 800)		21,792		21,792	11,986	9,806