



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:47:44
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660022869 Parcel ID 000000-00-0-00192-002-0006 Cadastral ID 27-21-14-02910 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 276413 CHUTE, DARIN L & KIMBERLY S 7702 N 154TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07702 N 154TH E AVE Subdivision CORNERSTONE ADDITION 4 Lot/Block 0006 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.26522858 -95.80264890																																																																																																																									
Building Permits					\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-2\IM 8/5/2022																																																																																																																				
Exemptions					Sale History																																																																																																																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td colspan="5">LOT 6 BLOCK 2 CORNERSTONE 4</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	LOT 6 BLOCK 2 CORNERSTONE 4					<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>1277/941</td> <td>TOLSON, JAMES M, TRUSTEE</td> <td>03/22/2001</td> <td>175,000</td> <td>C</td> </tr> <tr> <td>902/164</td> <td>TOLSON, JAMES M, TRUSTEE</td> <td>12/09/1992</td> <td>0</td> <td>No</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	1277/941	TOLSON, JAMES M, TRUSTEE	03/22/2001	175,000	C	902/164	TOLSON, JAMES M, TRUSTEE	12/09/1992	0	No																																																																																							
Code	Type	Active	Maximum	Exemption																																																																																																																					
LOT 6 BLOCK 2 CORNERSTONE 4																																																																																																																									
Number	Description	Opened	Closed	Amount																																																																																																																					
1277/941	TOLSON, JAMES M, TRUSTEE	03/22/2001	175,000	C																																																																																																																					
902/164	TOLSON, JAMES M, TRUSTEE	12/09/1992	0	No																																																																																																																					
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2002</td> <td>Land Value 121,460</td> <td>64,217</td> <td>11%</td> <td>7,064</td> <td>Assessed</td> <td>35,461</td> <td>3,473.76</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 277,678</td> <td>258,156</td> <td></td> <td>28,397</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 399,138</td> <td>322,373</td> <td></td> <td>35,461</td> <td>Total Taxable</td> <td>35,461</td> <td>3,474.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2002	Land Value 121,460	64,217	11%	7,064	Assessed	35,461	3,473.76	Year Frozen	0	Improvements 277,678	258,156		28,397	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 399,138	322,373		35,461	Total Taxable	35,461	3,474.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																																																																																																	
Remove Cap	2002	Land Value 121,460	64,217	11%	7,064	Assessed	35,461	3,473.76																																																																																																																	
Year Frozen	0	Improvements 277,678	258,156		28,397	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 399,138	322,373		35,461	Total Taxable	35,461	3,474.00																																																																																																																	
Assessment History					<table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660022869</td><td>CHUTE, DARIN L & KIMBERLY S</td><td>3</td><td>393,272</td><td>0</td><td>33,772</td><td>3,308.00</td></tr> <tr><td>2024</td><td>2024-660022869</td><td>CHUTE, DARIN L & KIMBERLY S</td><td>3</td><td>411,201</td><td>0</td><td>32,164</td><td>3,090.00</td></tr> <tr><td>2023</td><td>2023-660022869</td><td>CHUTE, DARIN L & KIMBERLY S</td><td>3</td><td>285,380</td><td>0</td><td>30,633</td><td>2,871.00</td></tr> <tr><td>2022</td><td>2022-660022869</td><td>CHUTE, DARIN L & KIMBERLY S</td><td>3</td><td>267,053</td><td>0</td><td>29,174</td><td>2,858.00</td></tr> <tr><td>2021</td><td>2021-660022869</td><td>CHUTE, DARIN L & KIMBERLY S</td><td>3</td><td>252,590</td><td>0</td><td>27,785</td><td>2,688.00</td></tr> <tr><td>2020</td><td>2020-660022869</td><td>CHUTE, DARIN L & KIMBERLY S</td><td>3</td><td>251,037</td><td>0</td><td>27,522</td><td>2,659.00</td></tr> <tr><td>2019</td><td>2019-660022869</td><td>CHUTE, DARIN L & KIMBERLY S</td><td>3</td><td>238,285</td><td>0</td><td>26,211</td><td>2,534.00</td></tr> <tr><td>2018</td><td>2018-660022869</td><td>CHUTE, DARIN L & KIMBERLY S</td><td>3</td><td>243,836</td><td>0</td><td>26,822</td><td>2,497.00</td></tr> <tr><td>2017</td><td>2017-660022869</td><td>CHUTE, DARIN L & KIMBERLY S</td><td>3</td><td>241,855</td><td>0</td><td>26,604</td><td>2,502.00</td></tr> <tr><td>2016</td><td>2016-660022869</td><td>CHUTE, DARIN L & KIMBERLY S</td><td>3</td><td>235,476</td><td>0</td><td>25,902</td><td>2,439.00</td></tr> <tr><td>2015</td><td>2015-660022869</td><td>CHUTE, DARIN L & KIMBERLY S</td><td>3</td><td>166,214</td><td>1000</td><td>17,284</td><td>1,639.00</td></tr> <tr><td>2014</td><td>2014-660022869</td><td>CHUTE, DARIN L & KIMBERLY S</td><td>3</td><td>245,505</td><td>1000</td><td>24,918</td><td>2,385.00</td></tr> <tr><td>2013</td><td>2013-660022869</td><td>CHUTE, DARIN L & KIMBERLY S</td><td>3</td><td>231,155</td><td>1000</td><td>24,164</td><td>2,264.00</td></tr> </tbody> </table>					Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660022869	CHUTE, DARIN L & KIMBERLY S	3	393,272	0	33,772	3,308.00	2024	2024-660022869	CHUTE, DARIN L & KIMBERLY S	3	411,201	0	32,164	3,090.00	2023	2023-660022869	CHUTE, DARIN L & KIMBERLY S	3	285,380	0	30,633	2,871.00	2022	2022-660022869	CHUTE, DARIN L & KIMBERLY S	3	267,053	0	29,174	2,858.00	2021	2021-660022869	CHUTE, DARIN L & KIMBERLY S	3	252,590	0	27,785	2,688.00	2020	2020-660022869	CHUTE, DARIN L & KIMBERLY S	3	251,037	0	27,522	2,659.00	2019	2019-660022869	CHUTE, DARIN L & KIMBERLY S	3	238,285	0	26,211	2,534.00	2018	2018-660022869	CHUTE, DARIN L & KIMBERLY S	3	243,836	0	26,822	2,497.00	2017	2017-660022869	CHUTE, DARIN L & KIMBERLY S	3	241,855	0	26,604	2,502.00	2016	2016-660022869	CHUTE, DARIN L & KIMBERLY S	3	235,476	0	25,902	2,439.00	2015	2015-660022869	CHUTE, DARIN L & KIMBERLY S	3	166,214	1000	17,284	1,639.00	2014	2014-660022869	CHUTE, DARIN L & KIMBERLY S	3	245,505	1000	24,918	2,385.00	2013	2013-660022869	CHUTE, DARIN L & KIMBERLY S	3	231,155	1000	24,164	2,264.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660022869	CHUTE, DARIN L & KIMBERLY S	3	393,272	0	33,772	3,308.00																																																																																																																		
2024	2024-660022869	CHUTE, DARIN L & KIMBERLY S	3	411,201	0	32,164	3,090.00																																																																																																																		
2023	2023-660022869	CHUTE, DARIN L & KIMBERLY S	3	285,380	0	30,633	2,871.00																																																																																																																		
2022	2022-660022869	CHUTE, DARIN L & KIMBERLY S	3	267,053	0	29,174	2,858.00																																																																																																																		
2021	2021-660022869	CHUTE, DARIN L & KIMBERLY S	3	252,590	0	27,785	2,688.00																																																																																																																		
2020	2020-660022869	CHUTE, DARIN L & KIMBERLY S	3	251,037	0	27,522	2,659.00																																																																																																																		
2019	2019-660022869	CHUTE, DARIN L & KIMBERLY S	3	238,285	0	26,211	2,534.00																																																																																																																		
2018	2018-660022869	CHUTE, DARIN L & KIMBERLY S	3	243,836	0	26,822	2,497.00																																																																																																																		
2017	2017-660022869	CHUTE, DARIN L & KIMBERLY S	3	241,855	0	26,604	2,502.00																																																																																																																		
2016	2016-660022869	CHUTE, DARIN L & KIMBERLY S	3	235,476	0	25,902	2,439.00																																																																																																																		
2015	2015-660022869	CHUTE, DARIN L & KIMBERLY S	3	166,214	1000	17,284	1,639.00																																																																																																																		
2014	2014-660022869	CHUTE, DARIN L & KIMBERLY S	3	245,505	1000	24,918	2,385.00																																																																																																																		
2013	2013-660022869	CHUTE, DARIN L & KIMBERLY S	3	231,155	1000	24,164	2,264.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:47:45
Page 2

Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0841	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	47,225.00 x 2.57 = 121,460	
Factor Value		
Adjustments	1.0000	
Lot Value	121,460	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,428 / 2,775
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,428
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	722 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1990 / 27



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-2\IM 8/5/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	373,707	134.67	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	396,880		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	277,678		
Lot Value	121,460		
Indicated Value	399,138	143.83	Per SqFt
Agland Value			
Site Improvements			
Total Value	399,138	143.83	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.09	Total Misc Impr	+	28,679			
Roofing Adj	+ 3.35	Garage Cost	+	32,793			
Subfloor Adj	+ -2.61	Total RCN	=	420,724			
Heat/Cool Adj	+ 16.31	Depreciation (34%)	-	143,046			
Plumbing Adj	+ 10.32	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	277,678			
Adj Base Cost	= 129.46	Lot Value	+	121,460			
Total Area	x 2,775	Indicated Value	=	399,138			
Adjusted Cost	= 359,252	Value Per SqFt		143.83			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	56199		142	142	32.61		4,631
PRCH	SLAB PORCH - COVERED	56200	14x14		196	32.28		6,327
PRCH	SLAB PORCH - COVERED	56201	21x4		84	32.93		2,766
PRCH	SLAB PORCH - COVERED	138570	20x12		240	32.13		7,711



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

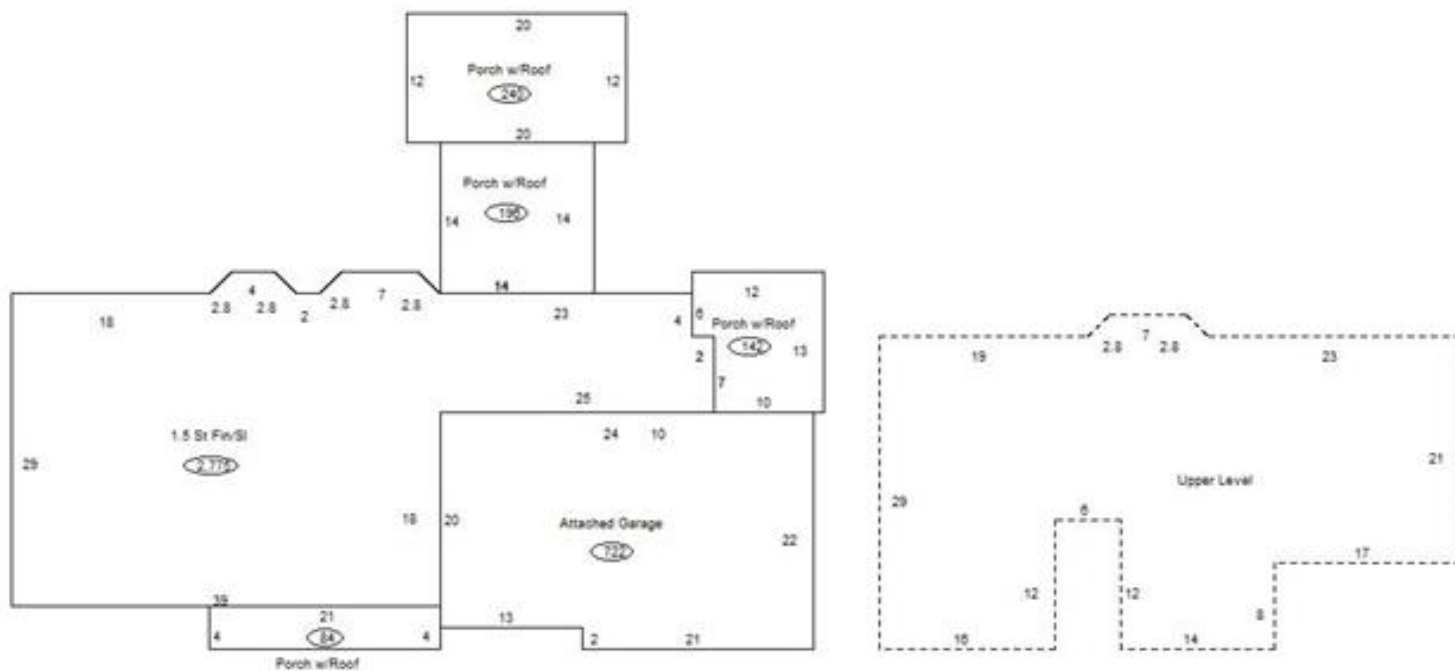
Date 04/16/2026

Time 21:47:45

Page 3

Sketch Image

660022869



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,428	1.943	2,775
2	G	1		13	Attached Garage	722	1.000	722
3	M	PRCH		13	SLBC	142	1.000	142
4	M	PRCH		13	SLBC	196	1.000	196
5	M	PRCH		13	SLBC	84	1.000	84
6	U	^UL	Overhang	13	Upper Level	1,347	1.000	1,347
7	M	PRCH		13	SLBC	240	1.000	240
Total Building Area						1,428		2,775



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:47:45
Page 4

660022869

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x12x0			120
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (4.68 x 120)		562		562		562