



# 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	660026422								
Parcel ID	000000-00-0-30010-031-0005								
Cadastral ID	30-24-18-02640								
Property Type	REAL - Real Property								
Property Class	UCP	VI Area	2						
Tax Area	29 - CHELSEA OT								
Name ID	332622								
MCNITT, CYNTHIA D & GUY P									
9406 W 430									
PRYOR OK 74361-0000									
<b>Parcel Location</b>									
Situs	00301 W 6TH ST								
Subdivision	CHELSEA O T								
Lot/Block	0005 / 0031	Parcel Size	1 - Lots						
Sec/Twn/Rng	30 / 24 / 18 / 5								
Neighborhood	5001 - TASC 2016								
School District	S003 - CHELSEA SCHOOLS								
REVAL 2021 6/22/2020									
<b>Legal Description</b> Lat/Long: 36.53597288 -95.43212564									
<b>Building Permits</b>									
LOT 5 BLOCK 31 CHELSEA O T									
Number	Description	Opened	Closed	Amount					
R21	R21- REMODEL FOR HEALTHCARE ST	09/2020	01/2021						
<b>Exemptions</b>									
Code	Type	Active	Maximum	Exemption					
<b>Sale History</b>									
Bk/Pg	Grantor	Date	Price	Code					
/	JONES, JULIE GIRTEN &	11/02/2020	40,000	YES					
2314/195	GIRTEN, BOBBY DARRELL ESTATE-	03/25/2013		4					
2279/30	GIRTEN, BOBBY DARRELL ESTATE	10/12/2012	0	4					
2279/23	GIRTEN, TOMMY I &	10/12/2012	0	4					
933/390	VANDERVEER, ROBERT W	10/10/1993	8,000	Yes					
922/305	LARIMORE, DON G & CAROLYN	07/16/1993	0	No					
<b>Parcel Valuation</b>									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax	
Remove Cap	2021	Land Value	4,813	4,813	11%	529	Assessed	16,869 1,395.91	
Year Frozen	0	Improvements	163,144	148,554		16,340	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	167,957	153,367		16,869	Total Taxable	16,869 1,396.00	
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660026422	MCNITT, CYNTHIA D & GUY P	29	165,435	0	16,066	1,329.00		
2024	2024-660026422	MCNITT, CYNTHIA D & GUY P	29	141,807	0	15,301	1,291.00		
2023	2023-660026422	MCNITT, CYNTHIA D & GUY P	29	173,422	0	14,573	1,242.00		
2022	2022-660026422	MCNITT, CYNTHIA D & GUY P	29	173,422	0	13,879	1,174.00		
2021	2021-660026422	MCNITT, CYNTHIA D & GUY P	29	120,169	0	13,218	1,120.00		
2020	2020-660026422	JONES, JULIE GIRTEN &	29	120,403	0	10,623	901.00		
2019	2019-660026422	JONES, JULIE GIRTEN &	29	123,183	0	10,118	869.00		
2018	2018-660026422	JONES, JULIE GIRTEN &	29	121,606	0	9,636	823.00		
2017	2017-660026422	JONES, JULIE GIRTEN &	29	121,606	0	9,177	787.00		
2016	2016-660026422	JONES, JULIE GIRTEN &	29	121,606	0	8,741	762.00		
2015	2015-660026422	JONES, JULIE GIRTEN &	29	30,111	0	3,313	285.00		
2014	2014-660026422	JONES, JULIE GIRTEN &	29	30,111	0	3,313	295.00		
2013	2013-660026422	GIRTEN, BOBBY DARRELL ESTATE-	29	30,111	0	3,313	294.00		



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Lot Data		Primary Image	
Lot Size	x		
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	3,850.00 x 1.25 = 4,813		
Factor Value	0		
Adjustments			
Lot Value	4,813		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	930985
Total Building Area	5,908	Image Date	6/22/2020
Total Base Value	802,010	Name	IMG_0080.JPG
Modifier Value		Description	REVAL 2021
Misc Improvements			
Replacement Cost New	802,010		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	162,656		
Economic Depreciation			
RCNLD (All Sources)	162,656		
Depreciated Improvements			
Outbuilding Value	488		
Total Improvement Value	163,144		
Land Value	4,813		
Cost Approach Value	167,957	28.43/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	488
Miscellaneous Income		Land Value	4,813
Effective Gross Income (EGI)		Total Appraised Value	167,957 28.43/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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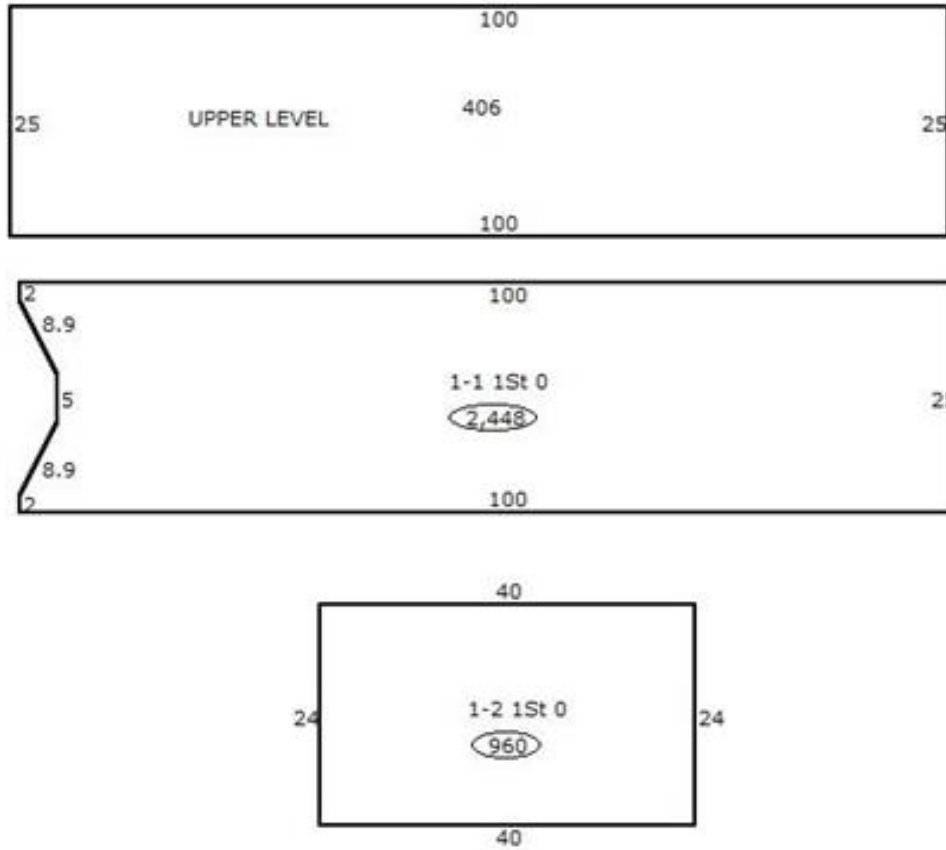
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### Sketch Image

660026422



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		20	1-1 1St 0	2,448	1.000	2,448
2	U	406		20	406	2,500	1.000	2,500
3	C	344		20	1-2 1St 0	960	1.000	960
4	N	0		20	UPPER LEVEL		0.000	
<b>Total Building Area</b>						<b>3,408</b>		<b>3,408</b>



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Account 660026422  
Parcel ID 000000-00-0-30010-031-0005  
Cadastral ID 30-24-18-02640

Tax Area Code 29  
Property Class UCP  
Owners Name MCNITT, CYNTHIA D & GUY P

### Building Data

Building ID 867  
Building Sequence 1  
Occupancy 1 353 Retail Store 49%  
Occupancy 2 406 Storage Warehouse 51%  
Occupancy 3  
Total Floor Area 4,948  
Average Perimeter 251  
Number Of Storys 2.00  
Average Wall Ht 10.00  
Year Built 1935  
Effective Age 59  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 1 - Low  
Condition 2 - Fair  
Exterior Wall 10 - Cavity Brick  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Flat  
Roof Cover

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 2  
Zone Description  
Base Cost 35.27  
Wall Cost 93.35  
HVAC Cost 10.69  
Basement Cost 0.00  
Total Base Cost 139.31  
Total Area 4,948  
Base RCN 689,306  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 689,306  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (551,445)  
Total RCNLD 137,861  
Lump Sums  
Total Building Value 137,861 \$ 27.86 Per SqFt



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Account 660026422  
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Cadastral ID 30-24-18-02640

Tax Area Code 29  
Property Class UCP  
Owners Name MCNITT, CYNTHIA D & GUY P

### Building Data

Building ID 868  
Building Sequence 2  
Occupancy 1 344 Office Building 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 960  
Average Perimeter 128  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1980  
Effective Age 39  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 1 - Low  
Condition 1 - Low  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type  
Roof Cover  
  
Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 2  
Zone Description  
Base Cost 80.11  
Wall Cost 24.25  
HVAC Cost 13.04  
Basement Cost 0.00  
Total Base Cost 117.40  
Total Area 960  
Base RCN 112,704  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 112,704  
Physical Depreciation 78%  
Functional Depreciation  
Total Depreciation 78% (87,909)  
Total RCNLD 24,795  
Lump Sums  
Total Building Value 24,795 \$ 25.83 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	SF PAINTED WOOD SIGN 2*8	0x0x0			444
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 444)		444	320	124
	FLV	FRAME CANOPY 52SF	0x0x0			1,040
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 1,040)		1,040	749	291
	FLV	CONC SLAB 52SF	0x0x0			260
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 260)		260	187	73
<b>Total Site Improvement Value</b>						<b>488</b>