



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 06:13:14  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000032 <b>Parcel ID</b> 19N16E-01-2-00000-000-0000 <b>Cadastral ID</b> 01-19-16-03000 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 2 - INOLA RURAL <b>Name ID</b> 262124 CRUTCHFIELD, RANDALL W &  SUSAN K 15400 E 590 RD INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 15400 E 590 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 4 - Acres <b>Sec/Twn/Rng</b> 1 / 19 / 16 / 2 <b>Neighborhood</b> 1916 - UNPLATTED <b>School District</b> S005 - INOLA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\102_0916\IMG_0038. 9/17/2021</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.16154297 -95.55729977 W 264' E 462' N2 NE NW (LOT 3)																																																																																																																									
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 Page 2

Lot Data		Square-Foot - NBHD 1916 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	4.2531		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		5
Method	Square-Foot		
Base Lot Value	185,265.00 x .48 = 88,828		
Factor Value	-22,207		
Adjustments			
Lot Value	66,621		



\\tsclient\C\Users\Randy Necessary\Pictures\102\_0916\IMG\_0038. 9/17/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,304 / 3,895
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,304
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Finished
Remodel	
Year/Eff Age	2001 / 19

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	526,219 135.10 Per SqFt

### Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	377,309
Lot Value	66,621
Indicated Value	443,930 113.97 Per SqFt
Agland Value	
Site Improvements	90,896
Total Value	534,826 137.31 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	87.66	Total Misc Impr	+ 34,139				
Roofing Adj	+ 3.64	Garage Cost	+ 27,685				
Subfloor Adj	+ -2.01	Total RCN	= 483,730				
Heat/Cool Adj	+ 14.47	Depreciation ( 22%)	- 106,421				
Plumbing Adj	+ 4.56	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 377,309				
Adj Base Cost	= 108.32	Lot Value	+ 66,621				
Total Area	x 3,895	Indicated Value	= 443,930				
Adjusted Cost	= 421,906	Value Per SqFt	113.97				

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	84	1307		1,307	26.12		34,139





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 Time 06:13:15  
 Page 4

660000032

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		560
<b>Qual</b>	5	<b>Cond</b> 5	<b>Year</b> 2022	<b>Eff Age</b> 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (59.57 x 560)		33,359		33,359	3,336	30,023
UTIL		Utility Building	16x20x8	Concrete	Formed Metal	320
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2022	<b>Eff Age</b> 3		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (31.86 x 320)		10,195		10,195	510	9,685
PLHR		Pool House - Residential	10x18x8	Concrete	Composition Shingle	180
<b>Qual</b>	2	<b>Cond</b> 3	<b>Year</b> 2022	<b>Eff Age</b> 3		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (90.10 x 180)		16,218		16,218	487	15,731
UTIL		Utility Building	40x60x12	Concrete	Formed Metal	2,400
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2001	<b>Eff Age</b> 19		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (26.64 x 2,400)		63,936		63,936	29,411	34,525
PRCH		Porch	10x10x0			100
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (26.62 x 100)		2,662		2,662	1,730	932