



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 13:47:06
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Assessment Data					Primary Image																																																																																																																				
Account 660000388 Parcel ID 20N16E-01-4-00000-000-0000 Cadastral ID 01-20-16-00600 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 263712 CRUTCHFIELD, HAROLD JAKE & BRENDA S 25585 S HWY 88 #B INOLA OK 74036-5263 Parcel Location Situs 25585 S HWY 88 Subdivision Lot/Block / Parcel Size 23.64 - Acres Sec/Twn/Rng 1 / 20 / 16 / 4 Neighborhood 2016 - UNPLATTED LAND School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-8-26\IMG 8/26/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.24106642 -95.55376135 N 835' W2 SE LESS .86 AC OF NEW HWY ROW LOCATED ON WD 1719/927.																																																																																																																									
Exemptions <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>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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>R5</td> <td>HOUSE JUST COMPLETE</td> <td>09/2004</td> <td>12/2004</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R5	HOUSE JUST COMPLETE	09/2004	12/2004																																																																																													
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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,557 / 2,557
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,557
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Finished
Remodel	
Year/Eff Age	2004 / 17

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	102.17	Total Misc Impr	+ 20,383
Roofing Adj	+ 4.49	Garage Cost	+ 22,165
Subfloor Adj	+ -2.15	Total RCN	= 357,596
Heat/Cool Adj	+ 12.64	Depreciation (19%)	- 67,943
Plumbing Adj	+ 6.06	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 289,653
Adj Base Cost	= 123.21	Lot Value	+ 289,653
Total Area	x 2,557	Indicated Value	= 289,653
Adjusted Cost	= 315,048	Value Per SqFt	113.28

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	289,653		
Lot Value			
Indicated Value	289,653	113.28	Per SqFt
Agland Value	3,210		
Site Improvements	49,765		
Total Value	632,281	247.27	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	1317		300	300	25.99		7,797
PRCH	SLAB PORCH - COVERED	1318	25x8		200	26.30		5,260
PRCH	SLAB PORCH - COVERED	1319	16x4		64	26.73		1,711

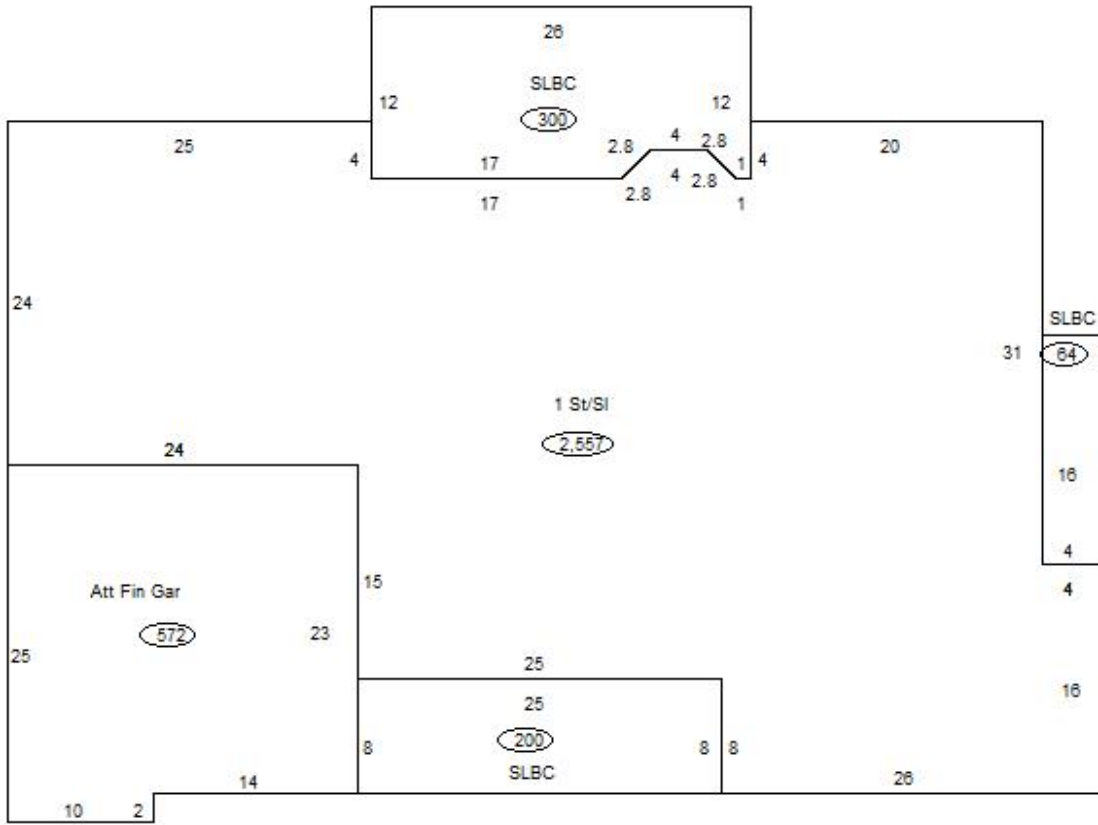


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,557	1.000	2,557
2	G	5		13	Att Fin Gar	572	1.000	572
3	M	PRCH		13	SLBC	300	1.000	300
4	M	PRCH		13	SLBC	200	1.000	200
5	M	PRCH		13	SLBC	64	1.000	64
Total Building Area						2,557		2,557



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	8x16x8	Dirt	Formed Metal	128
	Qual 3	Cond 3	Year 2022	Eff Age 3		

Valuation Summary	Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD
Base Cost (7.12 x 128)	911	911	128	783



SPLG	Swimming Pool - In Ground	0x0x0	Concrete		560
Qual 3	Cond 3	Year 2017	Eff Age 7		

Valuation Summary	Modifier Total	RCN	Depr (39% Phys/ % Func)	RCNLD
Base Cost (50.91 x 560)	28,510	28,510	11,119	17,391

PACN	Paving - Concrete AROUND POOL	0x0x0	Concrete		585
Qual 3	Cond 3	Year 2017	Eff Age 5		

Valuation Summary	Modifier Total	RCN	Depr (27% Phys/ % Func)	RCNLD
Base Cost (4.87 x 585)	2,849	2,849	769	2,080

SHDS	Shed - Small	12x16x8	Plank	Composition Shingle	192
Qual 3	Cond 3	Year 2010	Eff Age 12		

Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (23.81 x 192)	4,572	4,572	2,103	2,469

UTIL	Utility Building	30x40x10	Concrete	Formed Metal	1,200
Qual 4	Cond 3	Year 2005	Eff Age 16		

Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (35.77 x 1,200)	42,924	42,924	15,882	27,042



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1.5 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	962 / 962
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	
Year/Eff Age	1945 / 81

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025	
Base Cost	89.30	Total Misc Impr	+	4,444	
Roofing Adj	+ 4.10	Garage Cost	+		
Subfloor Adj	+ 2.44	Total RCN	=	110,966	
Heat/Cool Adj	+ 9.89	Depreciation (90%)	-	99,869	
Plumbing Adj	+ 5.00	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	11,097	
Adj Base Cost	= 110.73	Lot Value	+		
Total Area	x 962	Indicated Value	=	11,097	
Adjusted Cost	= 106,522	Value Per SqFt		11.54	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	11,097		
Lot Value			
Indicated Value	11,097	11.54	Per SqFt
Agland Value			
Site Improvements	123		
Total Value	11,220	11.66	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	1321	15x9		135	20.16		2,722
WDBS	Wood Burning Stove			1	1	1,721.58		1,722



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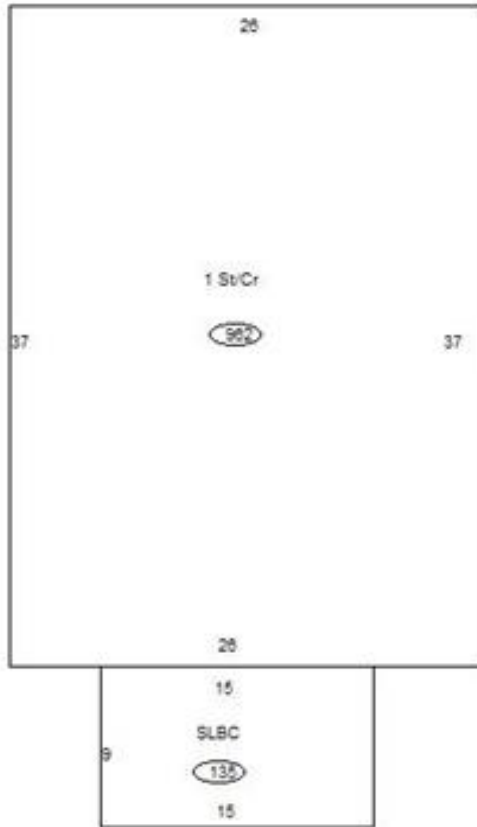
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Sketch Image

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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	962	1.000	962
2	M	PRCH		10	SLBC	135	1.000	135
Total Building Area						962		962



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Outbuildings/Site Improvements

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	ASC	Awing/Shelter/Carport	8x16x8	Dirt	Galvanized Metal	128
	Qual 3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (79% Phys/ % Func)	RCNLD
Base Cost (4.56 x 128)	584		584 461	123



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			1.416	122	122	173	173
CO	COLLINSVILLE STONY LOAM	NTV PST	22			3.613	53	53	191	191
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			7.150	168	168	1,201	1,201
VD	VERDIGRIS SILT LOAM	TMBR	95			7.810	171	171	1,336	1,336
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			3.650	85	85	309	309
TMBR Totals						23.640			3,210	3,210
Total Agland						23.640			3,210	3,210