



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 660005438 Parcel ID 000000-00-0-00708-001-0011 Cadastral ID 06-21-15-06630 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 334892 CRITCHNAU, ERIC & HANNAH 19383 S 4079 RD CLAREMORE OK 74019-0000 Parcel Location Situs 19383 S 4079 RD Subdivision ROLLING MEADOWS PARK Lot/Block 0011 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 21 / 15 / 5 Neighborhood 1107 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS | | | | | <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0414\IMG_0076. 4/18/2022</p> | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.33152626 -95.74182364 | | | | | | | | | | | | | | | | | | | |
| LOT 11 BLOCK 1 ROLLING MEADOWS PARK | | | | | 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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| Exemptions | | | | | Sale History | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | / | EWING, LISA MARIE | 06/21/2021 | 235,000 | YES | | | | | | | | | | |
| | | | | | / | GORMAN, PATRICIA C | 11/14/2019 | 145,000 | YES | | | | | | | | | | |
| | | | | | 2346/785 | SEC OF HUD | 07/25/2013 | 0 | 3 | | | | | | | | | | |
| | | | | | 2309/828 | RAGSDALE, DAVID S & | 12/12/2012 | 0 | 10 | | | | | | | | | | |
| | | | | | 1898/179 | US BANK NA | 09/05/2007 | 94,000 | 3 | | | | | | | | | | |
| | | | | | 1882/25 | BECK, ERIC M & | 06/28/2007 | 0 | 10 | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 108.538 | Current Tax | | | | | | | | | | |
| Remove Cap | 2022 | | Land Value 77,764 | 77,764 | 11% | 8,554 | Assessed | 21,564 | 2,340.51 | | | | | | | | | | |
| Year Frozen | 0 | | Improvements 118,275 | 118,275 | | 13,010 | Penalty | 0 | | | | | | | | | | | |
| Uncapped Value | 0 | | Mobile Home 0 | 0 | | 0 | Exemption | 1,000 | -98.00 | | | | | | | | | | |
| TIF Project ID | 0 | | Total Value 196,039 | 196,039 | | 21,564 | Total Taxable | 20,564 | 2,243.00 | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | |
| 2025 | 2025-660005438 | CRITCHNAU, ERIC & | | | 7 | 196,468 | 1000 | 20,611 | 2,248.00 | | | | | | | | | | |
| 2024 | 2024-660005438 | CRITCHNAU, ERIC & | | | 7 | 206,311 | 1000 | 21,694 | 2,408.00 | | | | | | | | | | |
| 2023 | 2023-660005438 | CRITCHNAU, ERIC & | | | 7 | 235,000 | 1000 | 24,850 | 2,698.00 | | | | | | | | | | |
| 2022 | 2022-660005438 | CRITCHNAU, ERIC & | | | 7 | 235,000 | 0 | 25,850 | 2,902.00 | | | | | | | | | | |
| 2021 | 2021-660005438 | CRITCHNAU, ERIC & | | | 7 | 147,006 | 0 | 16,171 | 1,795.00 | | | | | | | | | | |
| 2020 | 2020-660005438 | EWING, LISA MARIE | | | 7 | 145,091 | 0 | 15,960 | 1,770.00 | | | | | | | | | | |
| 2019 | 2019-660005438 | GORMAN, PATRICIA C | | | 7 | 109,341 | 0 | 12,028 | 1,335.00 | | | | | | | | | | |
| 2018 | 2018-660005438 | GORMAN, PATRICIA C | | | 7 | 114,358 | 0 | 12,579 | 1,351.00 | | | | | | | | | | |
| 2017 | 2017-660005438 | GORMAN, PATRICIA C | | | 7 | 113,562 | 0 | 12,492 | 1,353.00 | | | | | | | | | | |
| 2016 | 2016-660005438 | GORMAN, PATRICIA C | | | 7 | 111,368 | 0 | 12,250 | 1,328.00 | | | | | | | | | | |
| 2015 | 2015-660005438 | GORMAN, PATRICIA C | | | 7 | 109,875 | 0 | 12,086 | 1,319.00 | | | | | | | | | | |
| 2014 | 2014-660005438 | GORMAN, PATRICIA C | | | 7 | 110,650 | 0 | 12,172 | 1,339.00 | | | | | | | | | | |
| 2013 | 2013-660005438 | GORMAN, PATRICIA C | | | 7 | 107,090 | 1000 | 10,467 | 1,145.00 | | | | | | | | | | |



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| Lot Data | | Square-Foot - NBHD 1107 #1 | |
|-----------------|---------------------------|----------------------------|---|
| Lot Size | | | |
| Lot Count | | | |
| Units Buildable | 120226 | | |
| Non-Ag Acres | 2.3408 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | LAND QUALITY | 0 | 0 |
| Method | Square-Foot | | |
| Base Lot Value | 101,967.00 x .76 = 77,764 | | |
| Factor Value | | | |
| Adjustments | 1.0000 | | |
| Lot Value | 77,764 | | |



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| Residential Data | |
|------------------|---------------------------|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 2.5 - Fair |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 100% Frame, Siding, Wood |
| Base/Total Area | 1,280 / 1,280 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 0 |
| Fixture/RghIn | 11 / |
| Bed/F/H Bath | 3 / 1.0 / |
| Basement Area | |
| Garage Type | |
| Remodel | RMA - |
| Year/Eff Age | 1979 / 22 |

GRM Approach

| | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

Multiple Regression

| | |
|-----------------|------------------------|
| MRA Code | 1 Test |
| Adusted R | 0.8445 |
| Indicated Value | 104,309 81.49 Per SqFt |

Direct Comparables

| | |
|------------------|--------------------|
| Selection Model | A Adam Test |
| Adjustment Model | 1 2022 Residential |
| Comparables | 2 |
| Indicated Value | 213,090 Per SqFt |

Value Reconciliation

| | |
|-------------------|-------------------------------------|
| Selected Approach | Cost Approach |
| Improvements | 118,275 |
| Lot Value | 77,764 |
| Indicated Value | 196,039 153.16 Per SqFt |
| Agland Value | |
| Site Improvements | |
| Total Value | 196,039 153.16 Total Value Per SqFt |

| Cost Approach | | | | Manual : 01/2025 | | | |
|---------------|-----------|---------------------|-----------|------------------|--|--|--|
| Base Cost | 99.55 | Total Misc Impr | + 3,052 | | | | |
| Roofing Adj | + 4.57 | Garage Cost | + 0 | | | | |
| Subfloor Adj | + 1.17 | Total RCN | = 166,585 | | | | |
| Heat/Cool Adj | + 11.47 | Depreciation (29%) | - 48,310 | | | | |
| Plumbing Adj | + 11.00 | Lump Sums | + 0 | | | | |
| Basement Adj | + 0.00 | RCNLD | = 118,275 | | | | |
| Adj Base Cost | = 127.76 | Lot Value | + 77,764 | | | | |
| Total Area | x 1,280 | Indicated Value | = 196,039 | | | | |
| Adjusted Cost | = 163,533 | Value Per SqFt | 153.16 | | | | |

Miscellaneous Improvements

| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
|------|----------------------|-----------|------|------|-------|-----------|------|-------|
| PRCH | SLAB PORCH - COVERED | 12938 | 16x8 | | 128 | 23.84 | | 3,052 |



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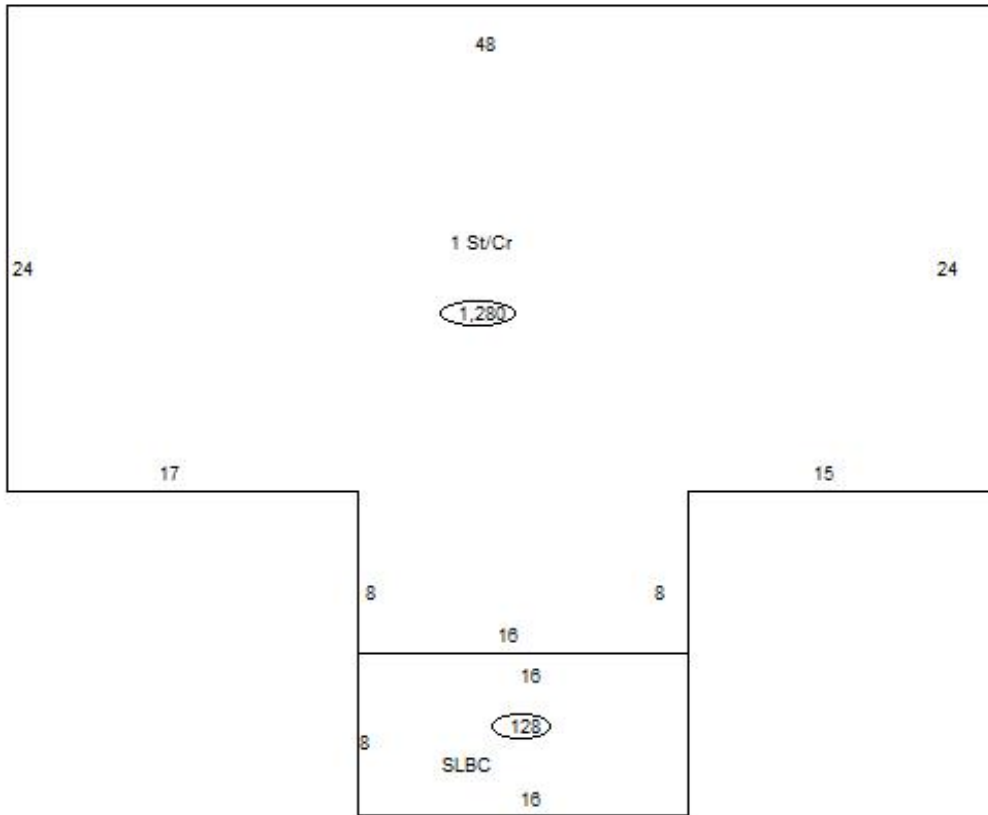
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Sketch Image

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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 | 1,280 | 1.000 | 1,280 |
| 2 | M | PRCH | | 10 | SLBC | 128 | 1.000 | 128 |
| Total Building Area | | | | | | 1,280 | | 1,280 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|--|--------------------------|--------------|-----------------------|------------|---------------------------------|--------------|
|  | BARN | BARN | 0x0x0 | | | 330 |
| | Qual 3 | Cond 3 | Year | Eff Age | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (100% Phys/ % Func) | RCNLD |
| Base Cost (10.48 x 330) | | 3,458 | | 3,458 | 3,458 | |
|  | STF | STG FAIR | 0x0x0 | | | 480 |
| | Qual 2 | Cond 3 | Year | Eff Age | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (100% Phys/ % Func) | RCNLD |
| Base Cost (4.68 x 480) | | 2,246 | | 2,246 | 2,246 | |
|  | LF | LOAFING SHED | 6x10x0 | | | |
| | Qual | Cond | Year | Eff Age | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (0% Phys/ % Func) | RCNLD |
| Base Cost (4.26 x) | | | | | | |