



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 660005844 Parcel ID 23N16E-06-1-00000-000-0000 Cadastral ID 06-23-16-00300 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 315478 CRUCE, MICHAEL J & JENTRY L 7755 S 4130 RD TALALA OK 74080-0000 Parcel Location Situs 07755 S 4130 RD Subdivision Lot/Block / Parcel Size 19.67 - Acres Sec/Twn/Rng 6 / 23 / 16 / 1 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0037 (7).JPG 1/7/2021</p>														
Legal Description Lat/Long: 36.49752255 -95.64965602																			
W 19.67 AC LOT 7					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	2480/674	TROUTT, JUSTIN & ANGELA	05/21/2015	373,000	YES										
H	Homestead	No	1,000		2002/591	OLDACRE, MIKE L &	01/30/2009	0	4										
					1811/636	HART, EARL & NEDRA TRUST	10/03/2006	50,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax										
Remove Cap	2016		Land Value 4,014	4,014	11%	442	Assessed	36,724	3,972.86										
Year Frozen	0		Improvements 479,430	329,836		36,282	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-94.00										
TIF Project ID	0		Total Value 483,444	333,850		36,724	Total Taxable	35,724	3,879.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660005844	CRUCE, MICHAEL J & JENTRY L			10	452,849	1000	34,654	3,763.00										
2024	2024-660005844	CRUCE, MICHAEL J & JENTRY L			10	372,619	1000	33,616	3,535.00										
2023	2023-660005844	CRUCE, MICHAEL J & JENTRY L			10	317,663	1000	32,608	3,405.00										
2022	2022-660005844	CRUCE, MICHAEL J & JENTRY L			10	317,116	1000	31,629	3,288.00										
2021	2021-660005844	CRUCE, MICHAEL J & JENTRY L			10	290,562	1000	30,679	3,212.00										
2020	2020-660005844	CRUCE, MICHAEL J & JENTRY L			10	287,648	1000	29,756	3,162.00										
2019	2019-660005844	CRUCE, MICHAEL J & JENTRY L			10	271,455	1000	28,861	3,009.00										
2018	2018-660005844	CRUCE, MICHAEL J & JENTRY L			10	281,062	1000	29,917	3,226.00										
2017	2017-660005844	CRUCE, MICHAEL J & JENTRY L			10	276,837	1000	29,079	3,320.00										
2016	2016-660005844	CRUCE, MICHAEL J & JENTRY L			10	265,478	1000	28,203	2,934.00										
2015	2015-660005844	CRUCE, MICHAEL J & JENTRY L			10	209,966	1000	20,660	2,037.00										
2014	2014-660005844	TROUTT, JUSTIN & ANGELA			10	214,859	1000	20,030	1,972.00										
2013	2013-660005844	TROUTT, JUSTIN & ANGELA			10	203,624	1000	19,417	1,849.00										



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Lot Data Units-Buildable - OOLOGAH RURAL (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	90% Frame, Siding, Metal 10% Veneer, Stone
Base/Total Area	2,850 / 2,850
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,850
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	900 Attached Garage - Finished
Remodel	
Year/Eff Age	2010 / 10

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	101.46	Total Misc Impr	+ 47,266
Roofing Adj	+ 6.54	Garage Cost	+ 51,219
Subfloor Adj	+ -4.49	Total RCN	= 459,979
Heat/Cool Adj	+ 16.31	Depreciation (10%)	- 45,998
Plumbing Adj	+ 7.02	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 413,981
Adj Base Cost	= 126.84	Lot Value	+ 413,981
Total Area	x 2,850	Indicated Value	= 413,981
Adjusted Cost	= 361,494	Value Per SqFt	145.26

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	413,981		
Lot Value			
Indicated Value	413,981	145.26	Per SqFt
Agland Value	4,014		
Site Improvements	65,449		
Total Value	483,444	169.63	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	13835	70x12		840	30.25		25,410
PATO	SLAB PORCH - OPEN	13836	70x10		700	10.78		7,546
PRCH	SLAB PORCH - COVERED	13837	65x7		455	31.45		14,310



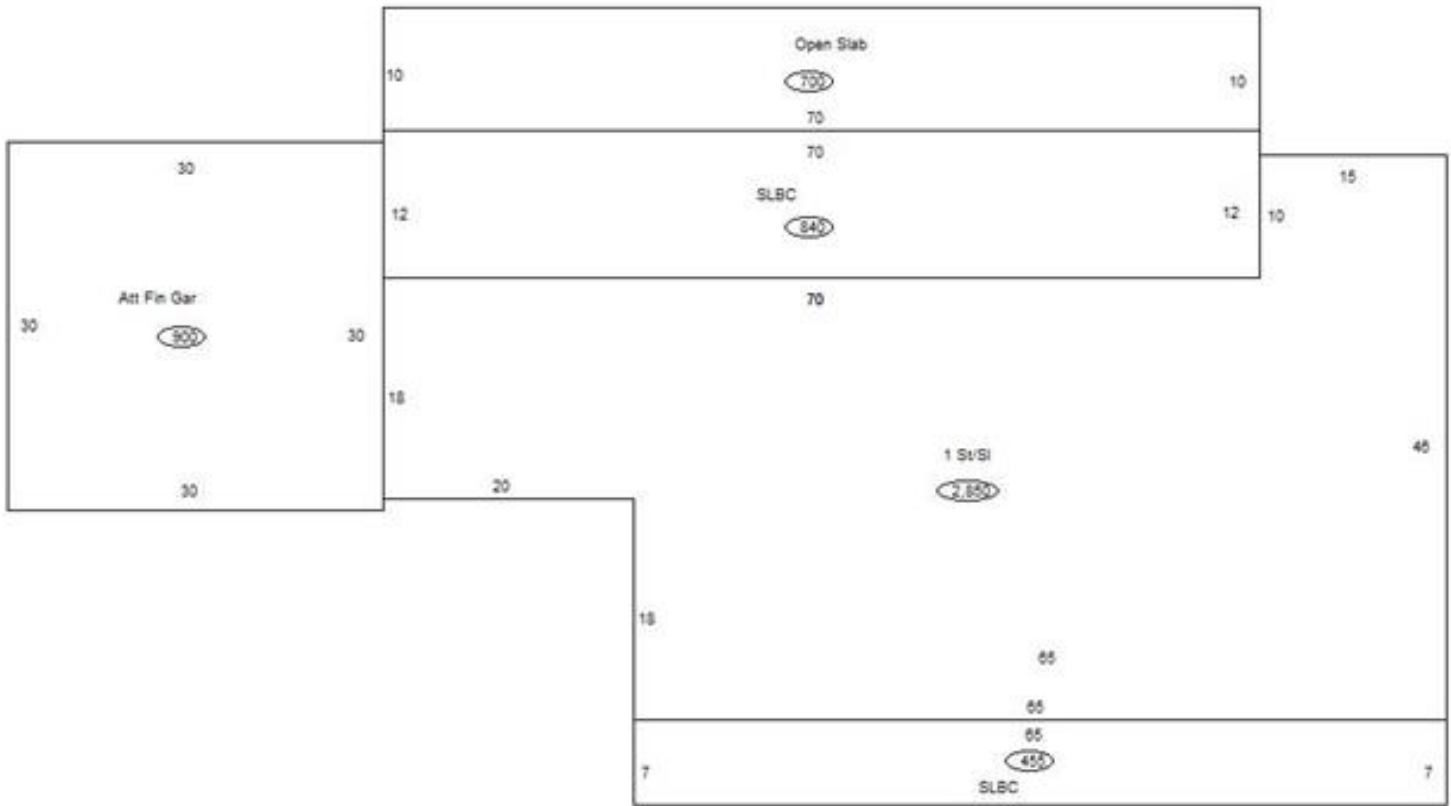
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Sketch Image

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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	2,850	1.000	2,850
2	M	PRCH		13	SLBC	840	1.000	840
3	M	PATO		13	Open Slab	700	1.000	700
4	M	PRCH		13	SLBC	455	1.000	455
5	G	5		13	Att Fin Gar	900	1.000	900
Total Building Area						2,850		2,850



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	44x66x16	Concrete	Formed Metal	2,904
	Qual 4	Cond 3	Year 2010	Eff Age 12		
		Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (30.05 x 2,904)	87,265	87,265	21,816	65,449



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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
CMB	CLAREMORE SILT LOAM 0-3%	IMP PST	45		0	4.000	126	126	504	504
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80		0	15.670	224	224	3,510	3,510
IMP PST Totals						19.670			4,014	4,014
Total Agland						19.670			4,014	4,014