




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	660013827								
Parcel ID	000000-00-0-00933-001-0033								
Cadastral ID	14-21-15-02840								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	18 - CLAREMORE RURAL/W/O FIRE								
Name ID	343313								
CRITTENDEN, ZACHARY & ASHLEY									
8366 E WINCHESTER AVE CLAREMORE OK 74019-0000									
Parcel Location									
Situs	08366 E WINCHESTER AVE								
Subdivision	WINCHESTER HEIGHTS								
Lot/Block	0033 / 0001	Parcel Size 1 - Lots							
Sec/Twn/Rng	14 / 21 / 15 / 5								
Neighborhood	1209 - R-V03,3-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.29693535 -95.68133188									
Building Permits									
LOT 33 BLOCK 1 WINCHESTER HEIGHTS									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code
					/	EUBANKS, MARTY L & AMY L	12/14/2023	310,000	YES
					/	EUBANKS, MARTY L & AMY L	09/27/2023	0	4
					/	RYAN, TRAVIS WAYNE	05/19/2020	250,000	YES
					2594/11	RYAN, TRAVIS WAYNE &	11/02/2016	0	4
					2364/355	LANDRUM, BENJAMIN S &	10/25/2013	205,000	YES
					1502/385	THOMPSON, MICHAEL R	07/07/2003	172,500	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2024	Land Value	101,212	101,212	11%	11,133	Assessed	34,242	3,164.99
Year Frozen	0	Improvements	210,086	210,086		23,109	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	311,298	311,298		34,242	Total Taxable	34,242	3,165.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660013827	CRITTENDEN, ZACHARY & ASHLEY			18	310,079	0	34,108	3,153.00
2024	2024-660013827	CRITTENDEN, ZACHARY & ASHLEY			18	310,092	0	34,110	3,152.00
2023	2023-660013827	EUBANKS, MARTY L & AMY L			18	250,499	1000	25,334	2,321.00
2022	2022-660013827	EUBANKS, MARTY L & AMY L			18	266,370	1000	27,867	2,580.00
2021	2021-660013827	EUBANKS, MARTY L & AMY L			18	254,780	1000	27,026	2,386.00
2020	2020-660013827	HARRISON, DANNY J &			18	217,766	1000	22,733	2,082.00
2019	2019-660013827	RYAN, TRAVIS WAYNE			18	209,474	1000	22,042	2,042.00
2018	2018-660013827	RYAN, TRAVIS WAYNE			18	215,072	1000	22,658	2,094.00
2017	2017-660013827	RYAN, TRAVIS WAYNE			18	213,070	1000	22,438	2,058.00
2016	2016-660013827	RYAN, TRAVIS WAYNE &			18	208,168	1000	21,898	2,052.00
2015	2015-660013827	RYAN, TRAVIS WAYNE &			18	202,647	1000	21,291	1,917.00
2014	2014-660013827	RYAN, TRAVIS WAYNE &			18	206,032	1000	21,664	2,009.00
2013	2013-660013827	LANDRUM, BENJAMIN S &			18	178,866	1000	17,947	1,642.00



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Lot Data		Square-Foot - NBHD 1209 #1		Primary Image	
Lot Size	0	0			
Lot Count	1				
Units Buildable	0				
Non-Ag Acres	1.3224				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY		0		
			0		
Method	Square-Foot				
Base Lot Value	57,606.00 x 1.53 = 88,395				
Factor Value					
Adjustments	1.1450				
Lot Value	101,212				

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Stone 25% Frame, Siding, Wood
Base/Total Area	1,996 / 1,996
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,996
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	500 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1978 / 28

Cost Approach		Manual : 01/2025	
Base Cost	109.62	Total Misc Impr	+ 11,960
Roofing Adj	+ 4.70	Garage Cost	+ 15,930
Subfloor Adj	+ -2.19	Total RCN	= 292,440
Heat/Cool Adj	+ 12.64	Depreciation (35%)	- 102,354
Plumbing Adj	+ 7.77	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 190,086
Adj Base Cost	= 132.54	Lot Value	+ 101,212
Total Area	x 1,996	Indicated Value	= 291,298
Adjusted Cost	= 264,550	Value Per SqFt	145.94

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	236,472	118.47	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	314,730 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	190,086		
Lot Value	101,212		
Indicated Value	291,298	145.94	Per SqFt
Agland Value			
Site Improvements	20,000		
Total Value	311,298	155.96	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	33123	26x6		156	26.44		4,125
PATO	SLAB PORCH - OPEN	33124	18x12		216	10.28		2,220



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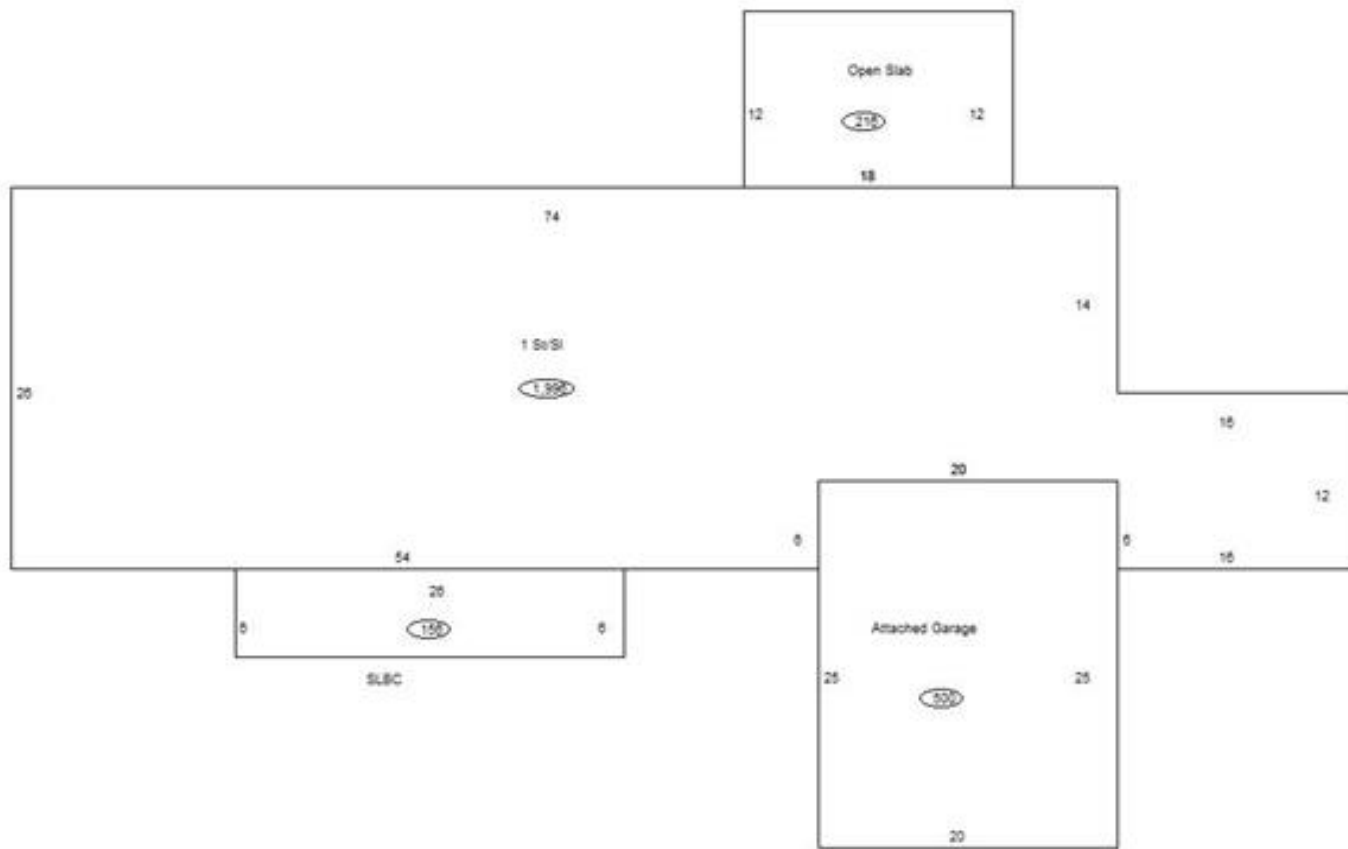
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,996	1.000	1,996
2	G	1		10	Attached Garage	500	1.000	500
3	M	PRCH		10	SLBC	156	1.000	156
4	M	PATO		10	Open Slab	216	1.000	216
Total Building Area						1,996		1,996



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
Base Cost (25,000.00 x 1)	25,000		25,000	5,000	20,000