



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 660015689 Parcel ID 22N16E-16-3-00000-000-0000 Cadastral ID 16-22-16-02000 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 309097 CRITCHFIELD, MICHAEL ROY & LINDA KAY TRUSTEES 15885 S 4150 RD CLAREMORE OK 74017-0000 Parcel Location Situs 12111 E 440 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 16 / 22 / 16 / 3 Neighborhood 6050 - UNPLATTED School District S004 - OOLOGAH SCHOOLS																			
Legal Description Lat/Long: 36.38076194 -95.61323002					Building Permits														
E2 SW SW SW.					<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	2304/732	CRITCHFIELD, MICHAEL R &	12/27/2012	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax										
Remove Cap	0	Land Value	72,841	36,440	11%	4,008	Assessed	14,726	1,593.08										
Year Frozen	0	Improvements	132,669	97,435		10,718	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00										
TIF Project ID	0	Total Value	205,510	133,875		14,726	Total Taxable	13,726	1,499.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660015689	CRITCHFIELD, MICHAEL ROY &			10	194,933	1000	13,297	1,452.00										
2024	2024-660015689	CRITCHFIELD, MICHAEL ROY &			10	201,596	1000	12,881	1,363.00										
2023	2023-660015689	CRITCHFIELD, MICHAEL ROY &			10	160,956	1000	12,477	1,312.00										
2022	2022-660015689	CRITCHFIELD, MICHAEL ROY &			10	155,281	1000	12,084	1,265.00										
2021	2021-660015689	CRITCHFIELD, MICHAEL ROY &			10	162,296	1000	11,703	1,234.00										
2020	2020-660015689	CRITCHFIELD, MICHAEL ROY &			10	165,087	1000	11,333	1,213.00										
2019	2019-660015689	CRITCHFIELD, MICHAEL ROY &			10	147,406	1000	10,974	1,153.00										
2018	2018-660015689	CRITCHFIELD, MICHAEL ROY &			10	154,343	1000	10,625	1,155.00										
2017	2017-660015689	CRITCHFIELD, MICHAEL ROY &			10	153,298	1000	10,287	1,183.00										
2016	2016-660015689	CRITCHFIELD, MICHAEL ROY &			10	150,114	1000	9,958	1,045.00										
2015	2015-660015689	CRITCHFIELD, MICHAEL ROY &			10	148,222	1000	9,639	957.00										
2014	2014-660015689	CRITCHFIELD, MICHAEL ROY &			10	151,002	1000	9,329	925.00										
2013	2013-660015689	CRITCHFIELD, MICHAEL ROY &			10	146,274	1000	9,028	865.00										



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Lot Data	Square-Foot - NBHD 6050 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	5	
Non-Ag Acres	5.1111	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	222,637.00 x .33 = 72,841	
Factor Value		
Adjustments	1.0000	
Lot Value	72,841	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	70% Veneer, Stone 30% Frame, Siding, Wood
Base/Total Area	1,952 / 1,952
Style	100% One Story
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	1,952
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1962 / 48



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	197,340	101.10	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	97.70	Total Misc Impr	+	14,922			
Roofing Adj	+ 4.07	Garage Cost	+	13,282			
Subfloor Adj	+ -1.08	Total RCN	=	235,194			
Heat/Cool Adj	+ 0.00	Depreciation (55%)	-	129,357			
Plumbing Adj	+ 5.35	Lump Sums	+	3,185			
Basement Adj	+ 0.00	RCNLD	=	109,022			
Adj Base Cost	= 106.04	Lot Value	+	72,841			
Total Area	x 1,952	Indicated Value	=	181,863			
Adjusted Cost	= 206,990	Value Per SqFt		93.17			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	109,022		
Lot Value	72,841		
Indicated Value	181,863	93.17	Per SqFt
Agland Value			
Site Improvements	23,647		
Total Value	205,510	105.28	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	37846	29x11		319	23.21		7,404
WODO	WOOD DECK - OPEN	37847	12x12		144	23.53	6%	3,185
CPDT	CARPORT - DETACHED	37848	35x20		700	10.74		7,518



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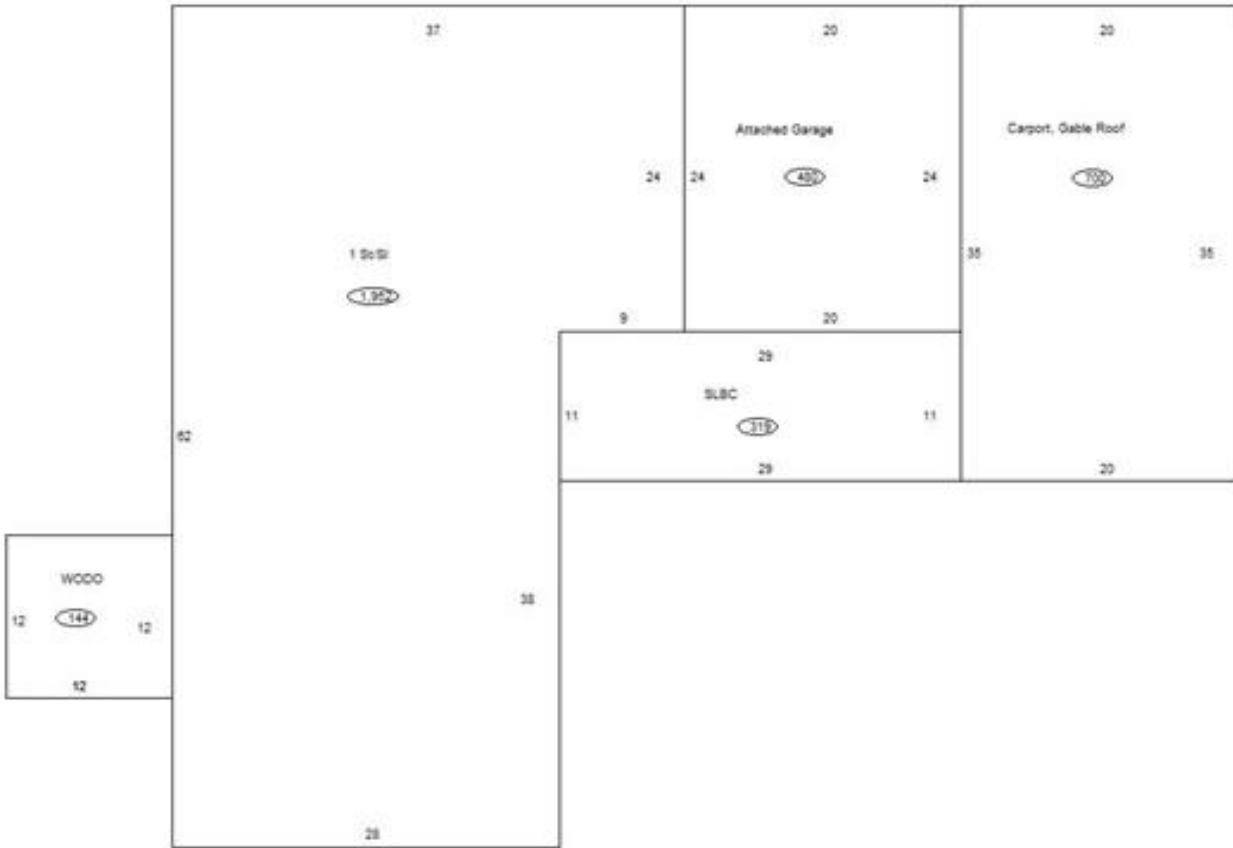
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Sketch Image

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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	1,952	1.000	1,952
2	G	1		10	Attached Garage	480	1.000	480
3	M	PRCH		10	SLBC	319	1.000	319
4	M	WODO		10	WODO	144	1.000	144
5	G	3	Slab	10	Carport, Gable Roof	700	1.000	700
Total Building Area						1,952		1,952



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			840	
	Qual	2	Cond 3	Year	2009	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)		RCNLD
	Base Cost (31.28 x 840)		26,275		26,275	2,628	23,647
	BARN	BARN	0x0x0				
	Qual		Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
	Base Cost (11.51 x)						
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
	Base Cost (4.68 x)						