



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:05:34
 Page 1

Assessment Data					Primary Image				
Account	660027522								
Parcel ID	23N17E-31-2-00000-000-0000								
Cadastral ID	31-23-17-02800								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 2							
Tax Area	70 - FOYIL RURAL/FOYIL FIRE								
Name ID	322489								
CRAFTS, JAMES M & LYNDA M									
OATH TRUST									
16394 E 400 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	16394 E 400 RD								
Subdivision									
Lot/Block	/	Parcel Size	17.9 - Acres						
Sec/Twn/Rng	31 / 23 / 17 / 2								
Neighborhood	4070 - FOYIL SEQUOYAH AREA								
School District	S007 - FOYIL SCHOOLS								
Legal Description									
Lat/Long: 36.43588472 -95.53802016									
PT N2 NW, BEG AT PT ON N/L OF LOT 1, 1188.76' E OF NW/C OF SD LOT 1, E TO A PT 240' E OF NE/C SD LOT 1' S 8-5 E 215'; S 44'55" E 118'; S 39 DEG E 89' TH S 47 DEG E 153'; S 10-15 E 609'; S 12-30 E 270' TO PT ON S/L NE NW SD PT BEING 712' E OF SW/C NE NW; W 783.23';, N 409.87'; S 87-12-21 W 60' N 913' TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
R19	R20- NEW SFR	07/2018	12/2019						
R19	R19- NEW SHOP	03/2018	07/2018						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2660/587	WELLS, MATTHEW J &	09/07/2017	95,000	YES					
2524/835	STEWART, CHRISTIANE NICOLE	01/22/2016	80,000	YES					
2392/278	RAMSEY, VANCE T	03/28/2014	0	4					
1890/98	COLE, ARCHIE G JR & DARLA-J	08/02/2007	40,000	10					
1259/719	MORGAN, MICHAEL D	12/01/2000	79,333	Yes					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax	
Remove Cap	2018	Land Value	231,653	131,147	11%	14,426	Assessed	37,028	3,764.27
Year Frozen	2019	Improvements	362,935	205,471		22,602	Penalty	0	
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000	-88.00
TIF Project ID	0	Total Value	594,588	336,618	37,028	Total Taxable	36,028	3,676.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660027522	CRAFTS, JAMES M & LYNDA M	70	571,191	1000	36,028	3,676.00		
2024	2024-660027522	CRAFTS, JAMES M & LYNDA M	70	593,363	1000	36,028	3,769.00		
2023	2023-660027522	CRAFTS, JAMES & LYNDA	70	395,498	1000	36,028	3,770.00		
2022	2022-660027522	CRAFTS, JAMES & LYNDA	70	389,364	1000	36,028	3,784.00		
2021	2021-660027522	CRAFTS, JAMES & LYNDA	70	357,313	1000	36,028	3,685.00		
2020	2020-660027522	CRAFTS, JAMES & LYNDA	70	342,690	1000	36,028	3,831.00		
2019	2019-660027522	CRAFTS, JAMES & LYNDA	70	123,824	1000	12,621	1,357.00		
2018	2018-660027522	CRAFTS, JAMES & LYNDA	70	95,805	0	10,539	1,099.00		
2017	2017-660027522	CRAFTS, JAMES & LYNDA	70	81,648	0	8,981	939.00		
2016	2016-660027522	WELLS, MATTHEW J &	70	30,527	0	3,358	364.00		
2015	2015-660027522	STEWART, CHRISTIANE NICOLE	70	29,938	0	3,294	353.00		
2014	2014-660027522	STEWART, CHRISTIANE NICOLE	70	31,311	0	3,263	344.00		
2013	2013-660027522	RAMSEY, VANCE T	70	31,247	0	3,168	327.00		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:05:34
 Page 2

Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	19.2721		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	839,493.00 x .28 = 231,653		
Factor Value			
Adjustments	1.0000		
Lot Value	231,653		



\\tsclient\C\Users\Randy Necessary\Pictures\2020-11-02\IMG_007 11/5/2020

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	864 / 864
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 76

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	94,680	109.58	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	101.41	Total Misc Impr	+	2,510	
Roofing Adj	+ 4.60	Garage Cost	+		
Subfloor Adj	+ 2.67	Total RCN	=	102,838	
Heat/Cool Adj	+ 1.65	Depreciation (80%)	-	82,270	
Plumbing Adj	+ 5.79	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	20,568	
Adj Base Cost	= 116.12	Lot Value	+	231,653	
Total Area	x 864	Indicated Value	=	252,221	
Adjusted Cost	= 100,328	Value Per SqFt		291.92	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	20,568		
Lot Value	231,653		
Indicated Value	252,221	291.92	Per SqFt
Agland Value			
Site Improvements	50,474		
Total Value	302,695	350.34	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	66659	15x8		120	20.92		2,510



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026

Time 06:05:34

Page 3

Sketch Image

660027522



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	864	1.000	864
2	M	PRCH		10	SLBC	120	1.000	120
Total Building Area						864		864



Rogers





Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:05:34
 Page 4

660027522

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	50x30x12	Concrete	Formed Metal	1,500
	Qual	3	Cond 3	Year 2018	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)	RCNLD
	Base Cost (31.19 x 1,500)		46,785	46,785	5,146	41,639
	LNTD	LEAN TO - ATTACHED	50x15x14	Dirt	Formed Metal	750
	Qual	3	Cond 3	Year 2018	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (9.11 x 750)		6,833	6,833	2,528	4,305
	SHDS	Shed - Small	14x20x8	Plank	Composition Shingle	280
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (18.11 x 280)		5,071	5,071	2,992	2,079
	GRDT	Garage - Detached	20x30x8	Concrete	Composition Shingle	600
	Qual	2	Cond 3	Year 1950	Eff Age 57	
	Valuation Summary		Modifier Total	RCN	Depr (77% Phys/ % Func)	RCNLD
	Base Cost (17.76 x 600)		10,656	10,656	8,205	2,451




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 06:05:34
Page 5

Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	 <p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-11-02\IMG_006i 11/5/2020</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Stone
Base/Total Area	1,785 / 2,742
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2019 / 5

Cost Approach				Manual : 01/2025			
Base Cost	81.97	Total Misc Impr	+ 24,309				
Roofing Adj	+ 2.92	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	= 307,256				
Heat/Cool Adj	+ 12.64	Depreciation (5%)	- 15,363				
Plumbing Adj	+ 5.66	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 291,893				
Adj Base Cost	= 103.19	Lot Value	+				
Total Area	x 2,742	Indicated Value	= 291,893				
Adjusted Cost	= 282,947	Value Per SqFt	106.45				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	291,893		
Lot Value			
Indicated Value	291,893	106.45	Per SqFt
Agland Value			
Site Improvements			
Total Value	291,893	106.45	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	144006	51x7		357	25.81		9,214
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	144007	27x14		378	28.47		10,762
PRCH	SLAB PORCH - COVERED	144009	164		164	26.42		4,333



Rogers

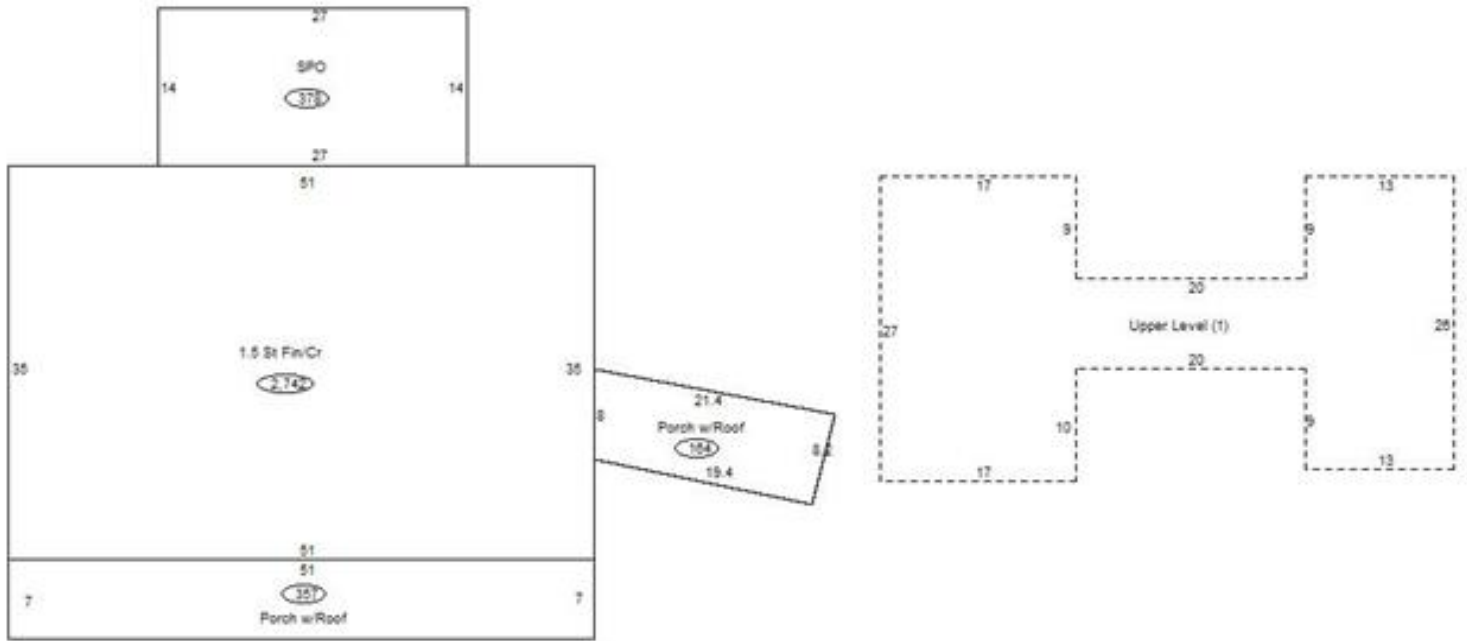
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:05:34
 Page 6

Sketch Image

660027522



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,785	1.536	2,742
2	M	PRCH		13	SLBC	357	1.000	357
3	M	EPKS		13	Screen Porch	378	1.000	378
4	U	^UL		13	Upper Level (1)	957	1.000	957
5	M	PRCH		13	SLBC	164	1.000	164
Total Building Area						1,785		2,742