




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 660085426 Parcel ID 000000-00-0-00901-002-0008 Cadastral ID 05-19-17-04270 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 19 - INOLA OT Name ID 327164 CRUTCHFIELD, SHAWN & STACY N 44 WINFIELD DR INOLA OK 74036-0000 Parcel Location Situs 00044 WINFIELD DR Subdivision WESTSIDE ESTATES I Lot/Block 0008 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 19 / 17 / 5 Neighborhood 1205 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					 <p>660085426 11/13/25</p> <p>660085426_001.JPG 12/6/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.14965661 -95.52026400 LOT 8 BLOCK 2 WESTSIDE ESTATES I																																																																																																																									
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Lot Data		Square-Foot - NBHD 1205 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	1				
Non-Ag Acres	0.562				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0			
		0			
Method	Square-Foot				
Base Lot Value	24,480.00 x 1.85 = 45,204			660085426_001.JPG	12/6/2025
Factor Value				GRM Approach	
Adjustments	1.0000			GRM Code	
Lot Value	45,204			Gross Rent	0.00
Residential Data				Indicated Value	
Type	1 Single Family Residence			Multiple Regression	
Condition	3 - Average			MRA Code	1 Test
Quality	2 - Fair			Adusted R	0.8445
Architecture	TRAD TRADITIONAL			Indicated Value	157,955 123.50 Per SqFt
Style	100% One Story			Direct Comparables	
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Vinyl			Selection Model	A Adam Test
Base/Total Area	1,279 / 1,279			Adjustment Model	1 2022 Residential
Style	100% One Story			Comparables	7
HVAC	100% Warmed & Cooled Air			Indicated Value	179,600 Per SqFt
Roof Cover	1 Composition Shingle			Value Reconciliation	
Area on Slab	1,279			Selected Approach	Cost Approach
Fixture/RghIn	14 /			Improvements	139,437
Bed/F/H Bath	3 / 2.0 /			Lot Value	45,204
Basement Area				Indicated Value	184,641 144.36 Per SqFt
Garage Type	400 Attached Garage - Finished 2 Stalls			Agland Value	
Remodel				Site Improvements	
Year/Eff Age	2008 / 14			Total Value	184,641 144.36 Total Value Per SqFt
Cost Approach				Manual : 01/2025	
Base Cost	95.10	Total Misc Impr	+ 1,607		
Roofing Adj	+ 4.11	Garage Cost	+ 12,464		
Subfloor Adj	+ 0.00	Total RCN	= 170,045		
Heat/Cool Adj	+ 10.30	Depreciation (18%)	- 30,608		
Plumbing Adj	+ 12.44	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 139,437		
Adj Base Cost	= 121.95	Lot Value	+ 45,204		
Total Area	x 1,279	Indicated Value	= 184,641		
Adjusted Cost	= 155,974	Value Per SqFt	144.36		

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	104193	15x3		45	21.15	952
PATO	SLAB PORCH - OPEN	104194	8x8		64	10.24	655



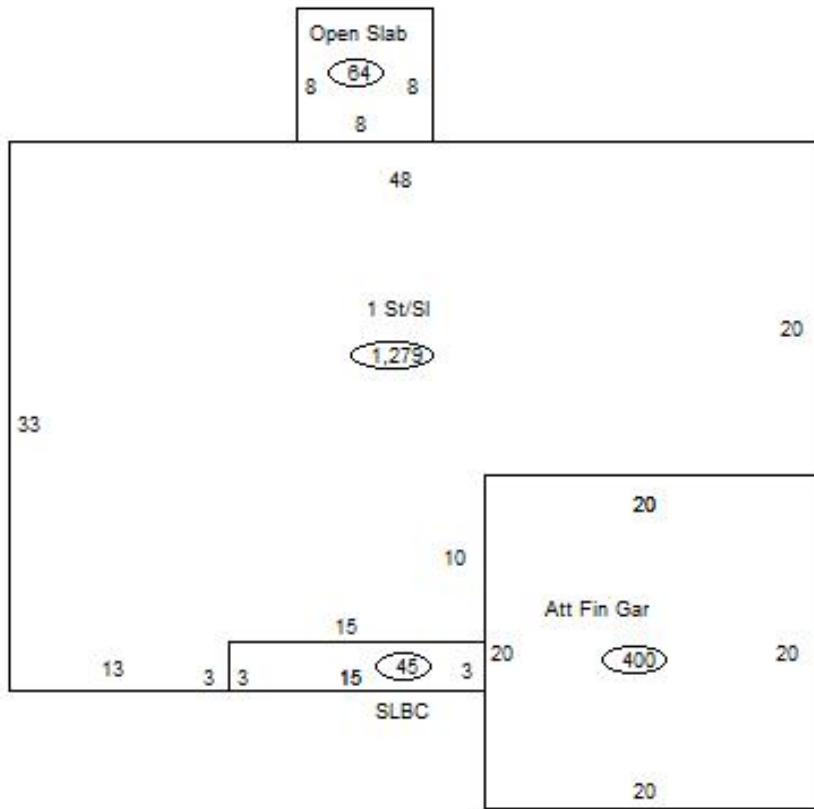
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Sketch Image

660085426



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,279	1.000	1,279
2	G	5		13	Att Fin Gar	400	1.000	400
3	M	PRCH		13	SLBC	45	1.000	45
4	M	PATO		13	Open Slab	64	1.000	64
Total Building Area						1,279		1,279