



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:21:08
Page 1

Assessment Data					Primary Image				
Account	660104908								
Parcel ID	21N17E-20-3-00000-001-0000								
Cadastral ID	20-21-17-00213								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	349661								
GOODMAN, TYLER & LINDSAY									
22450 ROCKY RIDGE LN CLAREMORE OK 74019-0000									
Parcel Location									
Situs	22450 S ROCKY RIDGE LN								
Subdivision									
Lot/Block	/	Parcel Size	25 - Acres						
Sec/Twn/Rng	20 / 21 / 17 / 3								
Neighborhood	2117 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.28014978 -95.52382956									
TR DESC AS BEG SW/C SEC; N01.2356W 1318.83'; N88.3322E 825.70'; S01.2356E 1319.53'; S88.3545W 825.70' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R21 000001	R22- NEW 2934 SQ FT SFR	01/2021	01/2022	350,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	CROOCH, GUSTYN & SUZANNA	03/13/2026	825,000	21					
/	FLIPPO, JOHN WILLIAM &	12/10/2020	250,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	2027	Land Value	3,164	3,164	11%	348	Assessed	36,657 3,044.36	
Year Frozen		Improvements	359,295	330,079		36,309	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -83.00	
TIF Project ID	0	Total Value	362,459	333,243		36,657	Total Taxable	35,657 2,961.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660104908	CROOCH, GUSTYN & SUZANNA	5	323,537	1000	34,589	2,873.00		
2024	2024-660104908	CROOCH, GUSTYN & SUZANNA	5	342,503	1000	36,675	3,061.00		
2023	2023-660104908	CROOCH, GUSTYN & SUZANNA	5	379,281	1000	40,721	3,391.00		
2022	2022-660104908	CROOCH, GUSTYN & SUZANNA	5	383,119	1000	41,143	3,422.00		
2021	2021-660104908	CROOCH, GUSTYN & SUZANNA	5	3,164	0	348	30.00		



Rogers

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Date 04/18/2026
 Time 10:21:08
 Page 2

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	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Stone
Base/Total Area	2,205 / 2,914
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,205
Fixture/RghIn	13 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	735 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2021 / 4

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	

Cost Approach				Manual : 01/2025			
Base Cost	86.90	Total Misc Impr	+ 20,116	Roofing Adj	+ 3.74	Garage Cost	+ 34,280
Subfloor Adj	+ -2.48	Total RCN	= 374,266	Heat/Cool Adj	+ 14.47	Depreciation (4%)	- 14,971
Plumbing Adj	+ 7.14	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 359,295
Adj Base Cost	= 109.77	Lot Value	+ 359,295	Total Area	x 2,914	Indicated Value	= 359,295
		Value Per SqFt	123.30	Adjusted Cost	= 319,870		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	359,295		
Lot Value			
Indicated Value	359,295	123.30	Per SqFt
Agland Value	3,164		
Site Improvements			
Total Value	362,459	124.39	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	153130	23x8		184	28.86		5,310
PRCH	Slab Porch - Covered	153131	21x14		294	28.49		8,376
FPR1	Fireplace - Residential 1 Story			1	1	6,429.63		6,430



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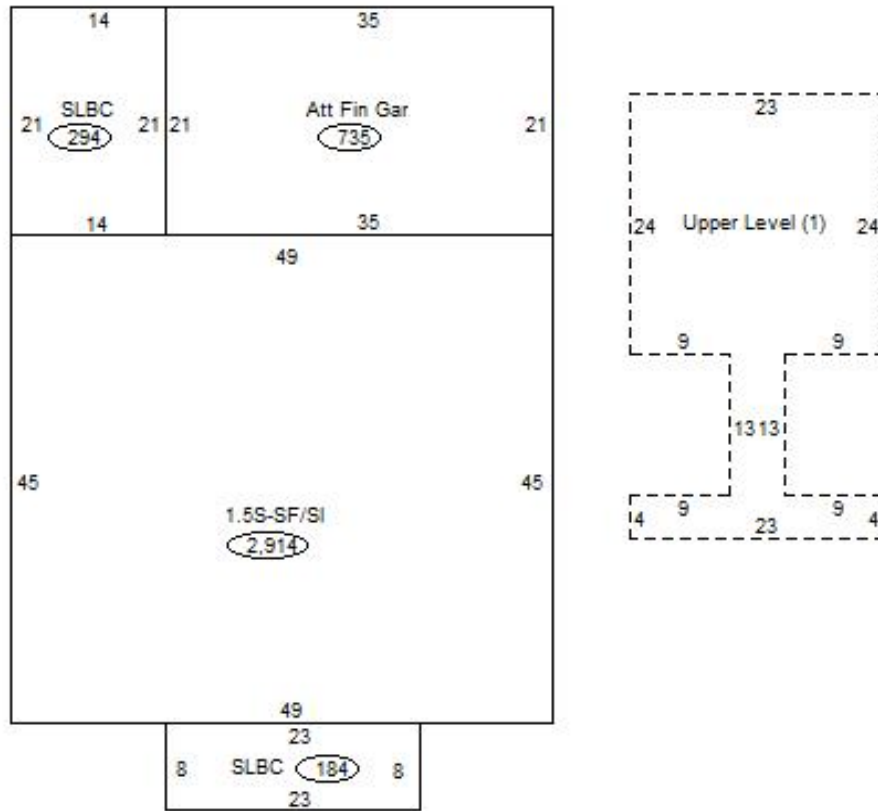
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Date 04/18/2026
 Time 10:21:08
 Page 3

Sketch Image

660104908



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	2,205	1.322	2,914
2	M	PRCH		20	SLBC	184	1.000	184
3	M	PRCH		20	SLBC	294	1.000	294
4	G	5		20	Att Fin Gar	735	1.000	735
5	U	^UL		20	Upper Level (1)	709	1.000	709
Total Building Area						2,205		2,914



Rogers

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Date 04/18/2026
Time 10:21:08
Page 4

Agland Inventory

660104908

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			20.000	143	143	2,856	2,856
CO	COLLINSVILLE STONY LOAM	IMP PST	22			5.000	62	62	308	308
IMP PST Totals						25.000			3,164	3,164
Total Agland						25.000			3,164	3,164