



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:40:50
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Assessment Data					Primary Image																																																																																																												
Account 660096000 Parcel ID 000000-00-0-00166-001-0003 Cadastral ID 35-23-14-01640 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 313050 ROSS, MICHAEL D & EMILY A 12379 S CLEAR CREEK DR OOLOGAH OK 74053-0000 Parcel Location Situs 12379 S CLEAR CREEK DR Subdivision CLEAR CREEK AT WOODSIDE II Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 23 / 14 / 5 Neighborhood 1021 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>660096000 05/14/24</p> <p>660096000_003.JPG 6/17/2024</p>																																																																																																												
Legal Description Lat/Long: 36.43289914 -95.77855740 CLEAR CREEK II AT WOODSIDE BLOCK 1 LOT 3																																																																																																																	
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Lot Data		Square-Foot - NBHD 1021 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	2.2309		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	97,176.00 x 1.03 = 100,441		
Factor Value			
Adjustments	1.0000		
Lot Value	100,441		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,194 / 2,194
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,194
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	640 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 9

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	358,504	163.40	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	417,960		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.18	Total Misc Impr	+	19,789			
Roofing Adj	+ 4.59	Garage Cost	+	19,392			
Subfloor Adj	+ -2.19	Total RCN	=	318,455			
Heat/Cool Adj	+ 12.64	Depreciation (9%)	-	28,661			
Plumbing Adj	+ 7.07	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	289,794			
Adj Base Cost	= 127.29	Lot Value	+	100,441			
Total Area	x 2,194	Indicated Value	=	390,235			
Adjusted Cost	= 279,274	Value Per SqFt		177.86			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	289,794		
Lot Value	100,441		
Indicated Value	390,235	177.86	Per SqFt
Agland Value			
Site Improvements	70,331		
Total Value	460,566	209.92	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
SHLT	STORM SHELTER	0		1	2017	0.00		
PRCH	SLAB PORCH - COVERED	120198	374		374	25.76		9,634
PATO	SLAB PORCH - OPEN	120199	32x5		160	10.92		1,747
PRCH	SLAB PORCH - COVERED	120200	105		105	26.60		2,793

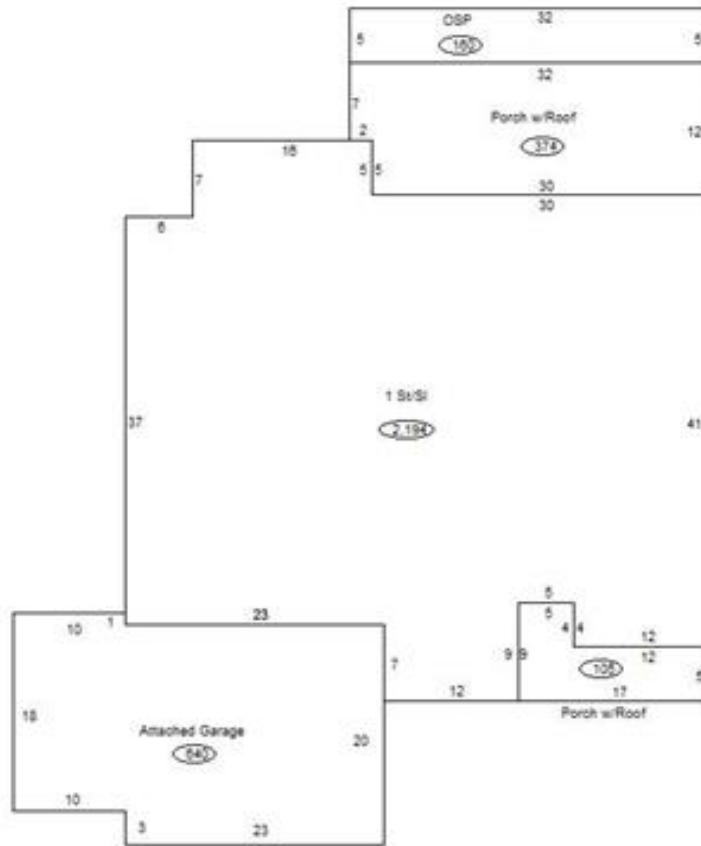


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,194	1.000	2,194
2	G	1		13	Attached Garage	640	1.000	640
3	M	PRCH		13	SLBC	374	1.000	374
4	M	PATO		13	Open Slab	160	1.000	160
5	M	PRCH		13	SLBC	105	1.000	105
Total Building Area						2,194		2,194



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual 5	Cond 5	Year 2022	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (30,000.00 x 1) 30,000		30,000	3,000	27,000



UTIL	SHOP BUILDING	40x40x0			1,600
Qual 2	Cond 3	Year 2017	Eff Age 7		

Valuation Summary	Modifier Total	RCN	Depr (13% Phys/ % Func)	RCNLD
Base Cost (29.84 x 1,600) 47,744		47,744	6,207	41,537



LNT0	LEAN TO - ATTACHED	40x8x0			320
Qual 3	Cond 3	Year 2017	Eff Age 7		

Valuation Summary	Modifier Total	RCN	Depr (41% Phys/ % Func)	RCNLD
Base Cost (9.50 x 320) 3,040		3,040	1,246	1,794